

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 705/245 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$761,000 Property Type Unit Suburb Fitzroy North

Period - From 27/06/2023 to 26/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	121/24 Barkly St BRUNSWICK EAST 3057	\$430,000	01/05/2024
2	9/18-22 Stanley St COLLINGWOOD 3066	\$425,000	05/06/2024
3	206/70 Stanley St COLLINGWOOD 3066	\$415,000	24/04/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/06/2024 09:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

27/06/2023 - 26/06/2024: \$761,000

Comparable Properties



121/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 01/05/2024

Property Type: Apartment



9/18-22 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$425,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment



206/70 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

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  1

Price: \$415,000

Method: Private Sale

Date: 24/04/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951