

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

15/86 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$619,250

Property Type

Unit

Suburb

Fitzroy North

Period - From

02/12/2018

to

01/12/2019

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	3/70-74 Brunswick Rd BRUNSWICK 3056	\$810,000	30/11/2019
2	144/158 Smith St COLLINGWOOD 3066	\$808,000	02/10/2019
3	603/353 Napier St FITZROY 3065	\$800,000	20/09/2019

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:

02/12/2019 14:52

15/86 Queens Parade, Fitzroy North Vic 3068

Arthur Korf
0413 757 353
akorf@langwellharper.com.au



2/3 2 2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

02/12/2018 - 01/12/2019: \$619,250

Rare 2/3 bed, 2 bathroom, 2 balcony and 2 car park apartment on one level. 2 Comparables chosen have 2 car parks. Quote range revised based on level of interest.

Comparable Properties

3/70-74 Brunswick Rd BRUNSWICK 3056 (REI) Agent Comments

2 1 2

Price: \$810,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment



144/158 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 2

Price: \$808,000

Method: Private Sale

Date: 02/10/2019

Property Type: Apartment

Land Size: 6707 sqm approx



603/353 Napier St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$800,000

Method: Private Sale

Date: 20/09/2019

Property Type: Apartment

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.