

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

167 Alexandra Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$930,000 & \$950,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2023 to 31/03/2023 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	32 Condell St FITZROY 3065	\$1,030,000	17/06/2023
2	9 Bendigo St COLLINGWOOD 3066	\$1,000,000	21/02/2023
3	35 Chapel St FITZROY 3065	\$985,500	16/01/2023

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:

26/06/2023 16:17



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Property Type: House
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$950,000
Median House Price
March quarter 2023: \$1,570,000

Comparable Properties



32 Condell St FITZROY 3065 (REI)

Agent Comments

 2  1  -

Price: \$1,030,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)



9 Bendigo St COLLINGWOOD 3066 (REI)

Agent Comments

 2  1  -

Price: \$1,000,000
Method: Private Sale
Date: 21/02/2023
Property Type: House (Res)



35 Chapel St FITZROY 3065 (REI)

Agent Comments

 2  1  -

Price: \$985,500
Method: Private Sale
Date: 16/01/2023
Property Type: House (Res)

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