

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

8/582 Nicholson Street Fitzroy North VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

365 Rae Street Fitzroy North VIC 3068	\$1,822,000	06-Dec-20
745 Brunswick Street Fitzroy North VIC 3068	\$1,820,000	09-Nov-20
3/14-20 Best Street Fitzroy North VIC 3068	\$2,040,000	17-Dec-20

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 6 months.~~

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365 Rae Street Fitzroy North VIC 3068

Sold Price **\$1,822,000** Sold Date **06-Dec-20**

3 2 1

Distance **0.31km**

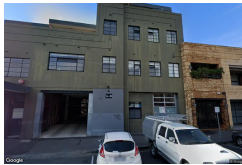


745 Brunswick Street Fitzroy North VIC 3068

Sold Price **\$1,820,000** Sold Date **09-Nov-20**

3 2 1

Distance **0.34km**



3/14-20 Best Street Fitzroy North VIC 3068

Sold Price ^{RS} **\$2,040,000** ^{UN} Sold Date **17-Dec-20**

3 2 2

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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