

# 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

60 Victoria Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,250,000

### Median sale price

Median price

\$1,732,500

Property Type

House

Suburb

Fitzroy

Period - From

01/07/2024

to

30/09/2024

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	24 Greeves St FITZROY 3065	\$1,300,000	19/10/2024
2	53 Ogrady St CARLTON NORTH 3054	\$1,244,000	13/09/2024
3	44 Freeman St FITZROY NORTH 3068	\$1,200,000	10/08/2024

**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:

07/11/2024 18:20



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**Property Type:** House  
**Land Size:** 134 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
September quarter 2024: \$1,732,500

## Comparable Properties



**24 Greeves St FITZROY 3065 (REI)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 132 sqm approx



**53 Ogrady St CARLTON NORTH 3054 (REI)**

**Agent Comments**

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**Price:** \$1,244,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** House (Res)



**44 Freeman St FITZROY NORTH 3068 (REI)**

**Agent Comments**

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**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)

**Account - Peter Markovic** | P: (03) 9419 5555 | F: (03) 9419 8017