

# 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

6 Spring 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 \$1,480,000

&

\$1,580,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Fitzroy

Period - From 01/04/2020

to 30/06/2020

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.

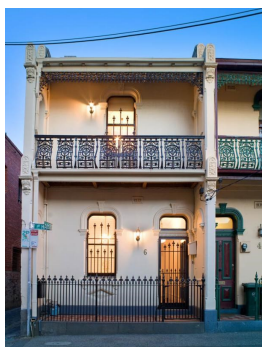
	Address of comparable property	Price	Date of sale
1	131 Park Dr PARKVILLE 3052	\$1,725,000	22/07/2020
2	585 Drummond St CARLTON NORTH 3054	\$1,650,000	29/07/2020
3	629 Brunswick St FITZROY NORTH 3068	\$1,560,000	27/04/2020

**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:

30/09/2020 13:57



 3  1  1

**Property Type:** House (Res)

**Land Size:** 105 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

June quarter 2020: \$1,550,000

## Comparable Properties



**131 Park Dr PARKVILLE 3052 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,725,000

**Method:** Private Sale

**Date:** 22/07/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 180 sqm approx



**585 Drummond St CARLTON NORTH 3054 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 29/07/2020

**Property Type:** House (Res)



**629 Brunswick St FITZROY NORTH 3068 (REI)** Agent Comments

 4  1  -

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 27/04/2020

**Property Type:** House (Res)