# 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

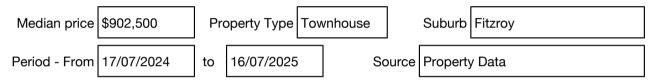
18 Macrobertsons Close, Fitzroy Vic 3065

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/	underquoting
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Single price \$1,500,000

#### Median sale price



## 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 sixmonths 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	71 Taplin St FITZROY NORTH 3068	\$1,500,000	22/03/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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.

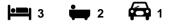
This Statement of Information was prepared on:

17/07/2025 12:18









Property Type: Townhouse (Res) Agent Comments

**Indicative Selling Price** \$1,500,000 Median Townhouse Price 17/07/2024 - 16/07/2025: \$902,500

Agent Comments

# **Comparable Properties**



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Price: \$1,500,000 Method: Auction Sale Date: 22/03/2025 Property Type: Townhouse (Res) Land Size: 104 sqm approx

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.

## Account - VICPROP | P: 03 8888 1011



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