

# 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

1/119 Rushall Crescent, Fitzroy North Vic 3068
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### Indicative selling price

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

Range between 

\$600,000
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 & 

\$650,000
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### Median sale price

Median price 

\$840,000
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 Property Type 

Unit
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 Suburb 

Fitzroy North
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	5/2 Anderson St CLIFTON HILL 3068	\$622,000	01/11/2023
2	6/27 Jessie St NORTHCOTE 3070	\$620,000	16/12/2023
3	3/55 Reid St FITZROY NORTH 3068	\$610,000	05/12/2023

**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: 

14/02/2024 13:48
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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/2 Anderson St CLIFTON HILL 3068 (REI/VG)** Agent Comments



**Price:** \$622,000

**Method:** Private Sale

**Date:** 01/11/2023

**Property Type:** Apartment



**6/27 Jessie St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$620,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit



**3/55 Reid St FITZROY NORTH 3068 (REI/VG)** Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment