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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$600,000		&		\$650,000				
Median sale p	rice								
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Fitzroy North	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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









Property Type: Apartment Agent Comments

Antony Harbor 8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2023: \$840,000

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

Agent Comments





Price: \$620,000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit

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



Price: \$610,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



propertydata

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