

# 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

1/40 Nicholson Street, Fitzroy North Vic 3068

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,855,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2024 to 31/03/2024 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	4a Reid St FITZROY NORTH 3068	\$985,000	21/12/2023
2	308/600 Nicholson St FITZROY NORTH 3068	\$965,000	14/03/2024
3	2/30 Nicholson St FITZROY NORTH 3068	\$960,000	18/11/2023

**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:

24/04/2024 08:53



**Property Type:** House - Attached  
House N.E.C.

**Land Size:** 65 sqm approx

**Agent Comments**

## Comparable Properties



**4a Reid St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**



**Price:** \$985,000

**Method:** Private Sale

**Date:** 21/12/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)



**308/600 Nicholson St FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$965,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Townhouse (Res)



**2/30 Nicholson St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)