

## 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

10/672 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

\$850,000

&

\$885,000

### Median sale price

Median price

\$725,250

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/04/2023

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	3/138-142 Arthurton Rd NORTHCOTE 3070	\$875,000	13/01/2024
2	323/416 Gore St FITZROY 3065	\$870,000	13/04/2024
3	203/3 York St FITZROY NORTH 3068	\$870,000	12/01/2024

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:

15/04/2024 12:51



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$885,000  
**Median Unit Price**  
Year ending March 2024: \$725,250

## Comparable Properties



**3/138-142 Arthurton Rd NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 13/01/2024  
**Property Type:** Villa



**323/416 Gore St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit



**203/3 York St FITZROY NORTH 3068 (REI/VG)**

Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** Apartment

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139