## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

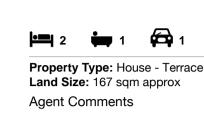
Prope	rty offered for s	sale								
Inclu	Address ding suburb and postcode	10 Woodsid	Woodside Street, Fitzroy North Vic 3068							
Indica	tive selling pric	ce								
For the	meaning of this p	orice see co	nsumer.vic.go	ον.au/ι	underquo	ting				
Range	e between \$1,25	0,000	&		\$1,350,000					
Media	n sale price									
Medi	ian price \$2,112,	750 P	roperty Type	Hous	е		Suburb	Fitzroy Nort	h	
Perio	d - From 01/10/2	2023 to	31/12/2023	}	Sc	ource	REIV			
Comp	arable property	/ sales (*D	elete A or B	belo	w as ap <sub>l</sub>	plica	ble)			
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							Pı	ice	Date of sale	
1										
2										
3										
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:							on:	27/02/2024 15:13		





Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2023: \$2,112,750



## Comparable Properties

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 - Jellis Craig | P: 03 8415 6100



