

# 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

108 Alexandra Parade, Fitzroy Vic 3065

### 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 \$1,985,000 Property Type House Suburb Fitzroy

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.

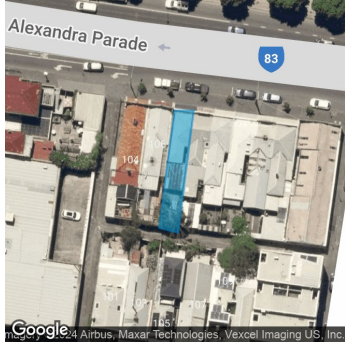
	Address of comparable property	Price	Date of sale
1	20 Eastham St FITZROY NORTH 3068	\$1,020,000	27/03/2024
2	20 Merri Pde NORTHCOTE 3070	\$1,015,000	08/04/2024
3	298 Wellington St COLLINGWOOD 3066	\$980,000	08/04/2024

**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:

27/06/2024 10:48



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 126 approx sqm  
approx

Agent Comments

## Comparable Properties



**20 Eastham St FITZROY NORTH 3068 (REI/VG)** Agent Comments



**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** House

**Land Size:** 96 sqm approx



**20 Merri Pde NORTHCOTE 3070 (REI/VG)** Agent Comments



**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** House

**Land Size:** 187 sqm approx



**298 Wellington St COLLINGWOOD 3066 (REI/VG)** Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** House

**Land Size:** 86 sqm approx