

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

11/6 Reid Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,075,000 Property Type Townhouse Suburb Fitzroy North

Period - From 06/03/2023 to 05/03/2024 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	6/6 Reid St FITZROY NORTH 3068	\$1,100,000	19/10/2023
2	12 Reid St FITZROY NORTH 3068	\$1,075,000	19/12/2023
3	9/4 Urquhart St NORTHCOTE 3070	\$1,035,000	09/12/2023

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:

06/03/2024 10:53



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median Townhouse Price
06/03/2023 - 05/03/2024: \$1,075,000

Comparable Properties



6/6 Reid St FITZROY NORTH 3068 (REI/VG) Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: Townhouse (Res)



12 Reid St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 19/12/2023
Property Type: Townhouse (Single)



9/4 Urquhart St NORTHCOTE 3070 (REI/VG) Agent Comments



Price: \$1,035,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788