

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 BARKLY STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,585,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

50 ROSENEATH STREET CLIFTON HILL VIC 3068	\$1,020,000	25-Nov-23
7 FALCONER STREET FITZROY NORTH VIC 3068	\$1,055,000	11-Aug-23
7 WHITE STREET FITZROY NORTH VIC 3068	\$1,180,000	01-Dec-23

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 6 months.~~

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50 ROSENEATH STREET CLIFTON HILL VIC 3068

Sold Price

^{RS} **\$1,020,000**

Sold Date **25-Nov-23**

2 1 -

Distance **2.2km**



7 FALCONER STREET FITZROY NORTH VIC 3068

Sold Price

\$1,055,000

Sold Date **11-Aug-23**

2 1 -

Distance **0.98km**



7 WHITE STREET FITZROY NORTH VIC 3068

Sold Price

^{RS} **\$1,180,000**

Sold Date **01-Dec-23**

4 1 -

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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