

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

13/529 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$725,250 Property Type Unit Suburb Fitzroy North

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	49/9-19 Miller St FITZROY NORTH 3068	\$900,000	11/05/2024
2	39/9-19 Miller St FITZROY NORTH 3068	\$865,000	31/05/2024
3	6/301 St Georges Rd FITZROY NORTH 3068	\$835,000	25/03/2024

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:

02/07/2024 15:48



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

March quarter 2024: \$725,250

Comparable Properties



49/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit



39/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 31/05/2024
Property Type: Unit



6/301 St Georges Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment