

# 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

136 Cecil Street, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,601,500 Property Type House Suburb Fitzroy

Period - From 01/10/2022 to 30/09/2023 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	32 Cecil St FITZROY 3065	\$1,500,000	05/08/2023
2	34 Cecil St FITZROY 3065	\$1,360,000	14/07/2023
3	503 Napier St FITZROY NORTH 3068	\$1,240,000	12/10/2023

**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:

09/11/2023 09:50



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending September 2023: \$1,601,500

## Comparable Properties



**32 Cecil St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 05/08/2023

**Property Type:** House (Res)



**34 Cecil St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 14/07/2023

**Property Type:** House (Res)

**Land Size:** 132 sqm approx



**503 Napier St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** House

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