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 14 Freeman Street, Fitzroy North Vic 3068 Including suburb and postcode

Indicative selling price

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

Range between \$1,300,000 \$1,400,000 &

Median sale price

Median price	\$1,517,500	Pro	perty Type	House		Suburb	Fitzroy North
Period - From	21/04/2024	to	20/04/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	79 Ramsden St CLIFTON HILL 3068	\$1,410,000	03/04/2025
2	133 Fenwick St CARLTON NORTH 3054	\$1,375,000	09/01/2025
3	532 Rae St FITZROY NORTH 3068	\$1,365,000	07/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/04/2025 13:18







Rooms: 3

Property Type: House

Land Size: 157.568 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** 21/04/2024 - 20/04/2025: \$1,517,500

Comparable Properties



79 Ramsden St CLIFTON HILL 3068 (REI)

2

Price: \$1,410,000

Method: Sold Before Auction

Date: 03/04/2025 Property Type: House **Agent Comments**



133 Fenwick St CARLTON NORTH 3054 (REI/VG)

2

Price: \$1,375,000 Method: Private Sale Date: 09/01/2025 Property Type: House Land Size: 165 sqm approx





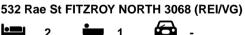


Agent Comments









Agent Comments

Price: \$1,365,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 142 sqm approx

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423





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