

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

14 Grant Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,425,000 & \$1,475,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2023 to 31/03/2023 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	68 Falconer St FITZROY NORTH 3068	\$1,510,000	27/05/2023
2	2 Fergie St FITZROY NORTH 3068	\$1,480,000	03/06/2023
3	108 Newry St FITZROY NORTH 3068	\$1,480,000	13/05/2023

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:

11/07/2023 12:48



Property Type: House

Agent Comments

Comparable Properties



68 Falconer St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



2 Fergie St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 124 sqm approx



108 Newry St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,480,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Account - Jellis Craig