

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

168 Holden Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$739,000

Property Type Unit

Suburb Fitzroy North

Period - From 01/07/2023

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.~~

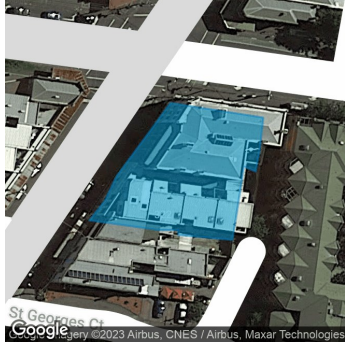
	Address of comparable property	Price	Date of sale
1	1/44-46 James St NORTHCOTE 3070	\$1,150,000	29/07/2023
2	4/416 Gore St FITZROY 3065	\$1,090,000	12/06/2023
3			

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:

25/10/2023 10:08



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/44-46 James St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)



4/416 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 12/06/2023

Property Type: Apartment

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.

Account - Jellis Craig