

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 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,567,000 Property Type House Suburb Fitzroy North

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	23 Park Dr CLIFTON HILL 3068	\$2,590,000	07/10/2023
2	39 Bell St FITZROY 3065	\$2,450,000	29/11/2023
3	29 Ramsden St CLIFTON HILL 3068	\$2,400,000	27/10/2023

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:

13/12/2023 16:56



Rooms: 4

Property Type: Flat

Agent Comments

Comparable Properties



23 Park Dr CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$2,590,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 202 sqm approx



39 Bell St FITZROY 3065 (REI)

Agent Comments



Price: \$2,450,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)



29 Ramsden St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$2,400,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res)