

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

17 Macrobertsons Close, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,488,500

Property Type House

Suburb Fitzroy

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	8/176 Noone St CLIFTON HILL 3068	\$1,325,000	02/09/2023
2	21 Clifford PI CLIFTON HILL 3068	\$1,255,000	05/08/2023
3	16/180 Queens Pde FITZROY NORTH 3068	\$1,240,000	22/07/2023

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:

19/12/2023 13:15



3 2 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/176 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 2

Price: \$1,325,000

Method: Sold Before Auction

Date: 02/09/2023

Property Type: Townhouse (Res)



21 Clifford Pl CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Land Size: 683 sqm approx



16/180 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,240,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)

Account - Jellis Craig