

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 2/241 Barkly Street, Fitzroy North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$415,000

Median sale price

Median price \$725,000 Property type Unit Suburb Fitzroy North
Period - From Jan 2024 to March 2024 Source REIV

Comparable property sales

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. 5/241 Barkly Street, Fitzroy North	\$ 421,500	23/03/2024
2. 13/8 Bennett Street, Fitzroy North	\$ 410,000	20/03/2024
3. 1/14 Rae Street, Fitzroy North	\$ 415,000	6/02/2024

This Statement of Information was prepared on: 12/06/2024

Comparable properties



\$ 421,500

5/241 Barkly Street, Fitzroy North, Victoria

DATE: 23/03/2024

PROPERTY TYPE: UNIT

 1  1
 1  sqm



\$ 410,000

13/8 Bennett Street, Fitzroy North, Victoria

DATE: 20/03/2024

PROPERTY TYPE: UNIT

 1  1
 1  sqm



\$ 415,000

1/14 Rae Street, Fitzroy North, Victoria

DATE: 6/02/2024

PROPERTY TYPE: UNIT

 1  1
 1  sqm x

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21 days on market



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