

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 2/576 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$725,250 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2023 to 31/03/2024 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	7/443 Napier St FITZROY 3065	\$550,000	25/05/2024
2	7/10 Stanley St COLLINGWOOD 3066	\$540,000	27/03/2024
3	18/361 Royal Pde PARKVILLE 3052	\$500,000	24/04/2024

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: 04/06/2024 09:49



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2024: \$725,250

Comparable Properties



7/443 Napier St FITZROY 3065 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Apartment



7/10 Stanley St COLLINGWOOD 3066 (REI/VG) **Agent Comments**



Price: \$540,000
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment



18/361 Royal Pde PARKVILLE 3052 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000