Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 John Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,718,444	Pro	Property Type		House		Suburb	Fitzroy	
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	549 Station St CARLTON NORTH 3054	\$1,695,000	25/02/2023
2	63 King William St FITZROY 3065	\$1,645,000	22/07/2023
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:

02/08/2023 11:26









Property Type: House Agent Comments

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> Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2023: \$1,718,444

Comparable Properties

549 Station St CARLTON NORTH 3054 (REI/VG) 4 1 1 1 1 Price: \$1,695,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 153 sqm approx	Agent Comments
63 King William St FITZROY 3065 (REI) 3 1 2 - Price: \$1,645,000 Method: Private Sale Date: 22/07/2023 Property Type: House	Agent Comments

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

propertydata



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