

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 Railway Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,275,000

&

\$1,375,000

Median sale price

Median price \$2,112,750

Property Type House

Suburb Fitzroy North

Period - From 01/10/2023

to 31/12/2023

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	1/567 Rae St FITZROY NORTH 3068	\$1,340,000	23/10/2023
2	520 Rae St FITZROY NORTH 3068	\$1,300,000	23/09/2023
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:

06/02/2024 11:25



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Property Type: House

Agent Comments

Comparable Properties

1/567 Rae St FITZROY NORTH 3068 (VG)

Agent Comments

 2  -  -

2/1/1

Price: \$1,340,000

Method: Sale

Date: 23/10/2023

Property Type: Townhouse (Conjoined)



520 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,300,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 65 sqm approx

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.