

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 201a Clauscen Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Fitzroy North

Period - From 03/04/2023 to 02/04/2024 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	63 Birkenhead St FITZROY NORTH 3068	\$1,750,000	23/03/2024
2	166 Park St FITZROY NORTH 3068	\$1,700,000	16/03/2024
3	136 Cecil St FITZROY 3065	\$1,520,000	09/12/2023

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: 03/04/2024 14:48



Property Type: House (Res)

Land Size: 276 sqm approx

Agent Comments

Comparable Properties



63 Birkenhead St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



166 Park St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



136 Cecil St FITZROY 3065 (REI) Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 199 sqm approx