

## 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

378 ST GEORGES ROAD FITZROY NORTH VIC 3068

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

109/380 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$515,000	04-Aug-22
501/380 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$519,000	22-Jun-22
409/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$492,000	29-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 06 December 2023



**109/380 ST GEORGES ROAD  
FITZROY NORTH VIC 3068**

 1  1  -

Sold Price **\$515,000** Sold Date **04-Aug-22**

Distance **0km**



**501/380 ST GEORGES ROAD  
FITZROY NORTH VIC 3068**

 1  -  -

Sold Price **\$519,000** Sold Date **22-Jun-22**

Distance **0km**



**409/392 ST GEORGES ROAD  
FITZROY NORTH VIC 3068**

 1  1  1

Sold Price **\$492,000** Sold Date **29-Oct-22**

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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