

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

208 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,855,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2024 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	233 Amess St CARLTON NORTH 3054	\$2,245,000	23/03/2024
2	292 Amess St CARLTON NORTH 3054	\$2,225,000	04/05/2024
3	41 Hickford St BRUNSWICK EAST 3057	\$1,910,000	22/04/2024

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:

22/05/2024 08:56



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Property Type: House (Res)

Land Size: 239 sqm approx

Agent Comments

Comparable Properties



233 Amess St CARLTON NORTH 3054 (REI)

Agent Comments

4 1 -

Price: \$2,245,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 284 sqm approx



292 Amess St CARLTON NORTH 3054 (REI)

Agent Comments

4 2 2

Price: \$2,225,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 205.10 sqm approx



41 Hickford St BRUNSWICK EAST 3057 (REI)

Agent Comments

4 2 2

Price: \$1,910,000

Method: Private Sale

Date: 22/04/2024

Property Type: House