

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 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	30 Lee St CARLTON NORTH 3054	\$1,310,000	06/03/2024
2	10 Woodside St FITZROY NORTH 3068	\$1,220,000	23/03/2024
3	4 Jamieson St FITZROY NORTH 3068	\$1,200,000	22/03/2024

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:

26/03/2024 13:08



Property Type: House

Land Size: 174 sqm approx

Agent Comments

Comparable Properties



30 Lee St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 06/03/2024

Property Type: House (Res)



10 Woodside St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



4 Jamieson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)