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

210 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

| Median price | $1,985,000 | Property Type | House | Suburb | Fitzroy |

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	13b Charles St ABBOTSFORD 3067	$1,820,000	11/04/2024
2	3/8b Park St ABBOTSFORD 3067	$1,810,000	28/03/2024
3	520 Napier St FITZROY NORTH 3068	$1,785,000	08/04/2024

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.~~

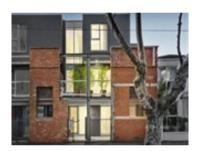This Statement of Information was prepared on: 29/05/2024 09:25

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🛏 3   🛁 2   🚗 2

Property Type: House
Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
March quarter 2024: $1,985,000

Comparable Properties

13b Charles St ABBOTSFORD 3067 (REI)

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Price: $1,820,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Res)

Agent Comments

3/8b Park St ABBOTSFORD 3067 (REI/VG)

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Price: $1,810,000
Method: Private Sale
Date: 28/03/2024
Property Type: House

Agent Comments

520 Napier St FITZROY NORTH 3068 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,785,000
Method: Private Sale
Date: 08/04/2024
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000