

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

24 Taylor Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,275,000 & \$1,380,000

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	79 Bridge St NORTHCOTE 3070	\$1,455,000	25/11/2023
2	245 Rae St FITZROY NORTH 3068	\$1,390,000	08/11/2023
3	67 Best St FITZROY NORTH 3068	\$1,276,000	21/10/2023

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:

31/01/2024 15:18



Property Type: House (Res)

Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price

\$1,275,000 - \$1,380,000

Median House Price

December quarter 2023: \$2,112,750

Comparable Properties



79 Bridge St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 236 sqm approx



245 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)

Land Size: 158 sqm approx



67 Best St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,276,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

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