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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,275,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$2,112,750	Pro	operty Type	Hou	ISE		Suburb	Fitzroy North
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



Nelson Alexander





Property Type: House (Res) Land Size: 239 sqm approx Agent Comments

Indicative Selling Price \$1,275,000 - \$1,380,000 Median House Price December guarter 2023: \$2,112,750

Comparable Properties



79 Bridge St NORTHCOTE 3070 (REI/VG)



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)

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Agent Comments

Agent Comments



Price: \$1,390,000 Method: Sold Before Auction Date: 08/11/2023 Property Type: House (Res) Land Size: 158 sqm approx

2

67 Best St FITZROY NORTH 3068 (REI) •**•** 3

Agent Comments



Price: \$1,276,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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