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

2/288 Rae Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$980,000		&		\$1,050,0	00		
Median sale p	rice							
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Fitzroy North
Period - From	01/04/2024	to	31/03/2025		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	7/146 Noone St CLIFTON HILL 3068	\$1,065,000	01/03/2025
2	7/184 Noone St CLIFTON HILL 3068	\$940,000	15/02/2025
3	6 Moor St FITZROY 3065	\$1,100,000	09/11/2024

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:

30/04/2025 13:52



2/288 Rae Street, Fitzroy North Vic 3068







Property Type: Divorce/Estate/Family Transfers Agent Comments David Sanguinedo 03 8415 6100 0449 903 346 davidsanguinedo@jelliscraig.com.au

> Indicative Selling Price \$980,000 - \$1,050,000 Median Unit Price Year ending March 2025: \$710,000

Comparable Properties

7/146 Noone St CLIFTON HILL 3068 (REI/VG) 2 1 1 1 1 Price: \$1,065,000 Method: Auction Sale Date: 01/03/2025 Property Type: Townhouse (Res)	Agent Comments
7/184 Noone St CLIFTON HILL 3068 (REI/VG) 2 2 2 1 Price: \$940,000 Method: Auction Sale Date: 15/02/2025 Property Type: Townhouse (Res)	Agent Comments
6 Moor St FITZROY 3065 (REI/VG) 1 1 1 2 - Price: \$1,100,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 64 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 8415 6100



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