

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 3/191 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$725,250 Property Type Unit Suburb Fitzroy North

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	9/55-59 Moor St FITZROY 3065	\$1,070,000	11/11/2023
2	3/26-36 High St NORTHCOTE 3070	\$945,000	01/12/2023
3	12/26 Victoria St FITZROY 3065	\$910,000	15/12/2023

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: 16/04/2024 10:31

3/191 Mckean Street, Fitzroy North Vic 3068

**Jellis
Craig**

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2024: \$725,250



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



9/55-59 Moor St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$1,070,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit



3/26-36 High St NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$945,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: Townhouse (Res)



12/26 Victoria St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$910,000

Method: Sold Before Auction

Date: 15/12/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



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