

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 LIVERPOOL STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,587,500

Property type

House

Suburb

Fitzroy North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 552 NICHOLSON STREET FITZROY NORTH VIC 3068 | \$1,500,000 | 07-Sep-23 |
| 574 RAE STREET FITZROY NORTH VIC 3068 | \$1,450,000 | 24-Feb-24 |
| 49 VICTORIA STREET BRUNSWICK EAST VIC 3057 | \$1,406,000 | 20-Oct-23 |

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 6 months.~~

This Statement of Information was prepared on: 02 March 2024



552 NICHOLSON STREET FITZROY NORTH VIC 3068 Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **07-Sep-23**

4 1 1

Distance **0.65km**



574 RAE STREET FITZROY NORTH VIC 3068 Sold Price ^{RS} **\$1,450,000** Sold Date **24-Feb-24**

3 1 1

Distance **0.49km**



49 VICTORIA STREET BRUNSWICK EAST VIC 3057 Sold Price **\$1,406,000** Sold Date **20-Oct-23**

3 1 1

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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