

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 Melville Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

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	222 Park St FITZROY NORTH 3068	\$2,985,000	02/12/2023
2	29 Barkly St FITZROY NORTH 3068	\$2,790,000	28/10/2023
3			

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:

20/02/2024 11:23



Rooms: 6

Property Type: House (Res)

Land Size: 355 sqm approx

Agent Comments

Comparable Properties



222 Park St FITZROY NORTH 3068 (REI)



Agent Comments

land approximately 435 SqM

Price: \$2,985,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



29 Barkly St FITZROY NORTH 3068 (REI/VG)



Agent Comments

Price: \$2,790,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 428 sqm approx

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.