

# 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 308/58 Queens Parade, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$440,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Fitzroy North

Period - From 28/06/2023 to 27/06/2024 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 | 106/392 St Georges Rd FITZROY NORTH 3068 | \$460,000 | 27/02/2024   |
| 2 | 212E/9 Robert St COLLINGWOOD 3066        | \$435,000 | 11/06/2024   |
| 3 | 106/300 Young St FITZROY 3065            | \$425,000 | 01/05/2024   |

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: 28/06/2024 15:20

308/58 Queens Parade, Fitzroy North Vic 3068



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$410,000 - \$440,000

**Median Unit Price**

28/06/2023 - 27/06/2024: \$745,000

## Comparable Properties



**106/392 St Georges Rd FITZROY NORTH 3068** **Agent Comments**  
**(REI/VG)**

1 1 1

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** Apartment  
**Land Size:** 1572.30 sqm approx



**212E/9 Robert St COLLINGWOOD 3066 (REI)** **Agent Comments**

1 1 1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** Apartment



**106/300 Young St FITZROY 3065 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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