

## 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

32/6 REID STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

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

6/6 REID STREET FITZROY NORTH VIC 3068	\$1,100,000	22-Oct-23
12 REID STREET FITZROY NORTH VIC 3068	\$1,075,000	13-Dec-23
4 YORK PLACE FITZROY NORTH VIC 3068	\$1,135,000	08-Jan-24

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: 05 March 2024

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**6/6 REID STREET FITZROY NORTH VIC 3068** Sold Price **\$1,100,000** Sold Date **22-Oct-23**

3 2 1

Distance **0.05km**



**12 REID STREET FITZROY NORTH VIC 3068** Sold Price **\$1,075,000** Sold Date **13-Dec-23**

2 2 1

Distance **0.04km**



**4 YORK PLACE FITZROY NORTH VIC 3068** Sold Price **\$1,135,000** Sold Date **08-Jan-24**

3 2 1

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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