## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 320 Rae Street, Fitzroy North Vic 3068

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                      |     |                 |  |             |       |          |               |  |
|--|----------------------|-----|-----------------|--|-------------|-------|----------|---------------|--|
| Range betweer  | n <b>\$1,450,000</b> |     | &               |  | \$1,480,000 |       |          |               |  |
| Median sale price  |                      |     |                 |  |             |       |          |               |  |
| Median price   | \$1,517,500          | Pro | Property Type H |  | House       |       | Suburb   | Fitzroy North |  |
| Period - From  | 21/05/2024           | to  | 20/05/2025      |  | So          | ource | Property | / Data        |  |

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property  | Price       | Date of sale |
|----|-------------------------------|-------------|--------------|
| 1  | 459 Rae St FITZROY NORTH 3068 | \$1,450,000 | 20/03/2025   |
| 2  | 568 Park St PRINCES HILL 3054 | \$1,510,000 | 08/02/2025   |
| 3  |                               |             |              |

OR

**B**<sup>\*</sup> 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:

21/05/2025 13:09



# Nelson Alexander





Rooms: 5 Property Type: House (Res) Land Size: 111 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,480,000 Median House Price 21/05/2024 - 20/05/2025: \$1,517,500

# **Comparable Properties**

| 459 Rae St FITZROY NORTH 3068 (REI/VG)<br>■ 3 • 1 • 2<br>Price: \$1,450,000<br>Method: Private Sale<br>Date: 20/03/2025<br>Property Type: House<br>Land Size: 150 sqm approx | Agent Comments |
|--|----------------|
| 568 Park St PRINCES HILL 3054 (REI/VG)   Image: 1 Image: 2   Price: \$1,510,000   Method: Private Sale   Date: 08/02/2025   Property Type: House   Land Size: 232 sqm approx | Agent Comments |

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.

### Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423



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