

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

323 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,200,000 & \$1,275,000

Median sale price

Median price \$1,605,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2023 to 30/06/2023 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	62 Newry St FITZROY NORTH 3068	\$1,250,000	08/05/2023
2	24 Apperley St FITZROY NORTH 3068	\$1,220,000	24/06/2023
3	250 Napier St FITZROY 3065	\$1,213,000	27/05/2023

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:

10/08/2023 09:49

323 Rae Street, Fitzroy North Vic 3068



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Property Type: House (Res)
Land Size: 163 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,275,000
Median House Price
June quarter 2023: \$1,605,000

Comparable Properties



62 Newry St FITZROY NORTH 3068 (REI/VG)

Agent Comments

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Price: \$1,250,000
Method: Sold Before Auction
Date: 08/05/2023
Property Type: House (Res)
Land Size: 183 sqm approx



24 Apperley St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$1,220,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



250 Napier St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$1,213,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 120 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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