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

4/140 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$725,000		&		\$775,000			
Median sale pr	rice							
Median price	\$725,250	Pro	operty Type	Unit			Suburb	Fitzroy North
Period - From	01/01/2024	to	31/03/2024		So	urce	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 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	43/682 Nicholson St FITZROY NORTH 3068	\$777,000	31/05/2024
2	30/140 Queens Pde FITZROY NORTH 3068	\$745,000	12/02/2024
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:

08/07/2024 13:47







Property Type: Apartment Agent Comments

Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

Indicative Selling Price \$725,000 - \$775,000 Median Unit Price March quarter 2024: \$725,250

Comparable Properties



43/682 Nicholson St FITZROY NORTH 3068 (REI)



Price: \$777,000 Method: Private Sale Date: 31/05/2024 Property Type: Apartment

Agent Comments

Agent Comments



30/140 Queens Pde FITZROY NORTH 3068 (REI/VG)



Price: \$745,000 Method: Private Sale Date: 12/02/2024 Property Type: Apartment

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.

errors, faults, defects or omissions in the information supplied.

Account - Jellis Craig | P: 03 8415 6100



property contained by the state of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.