

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

4/148A Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,030,000 Property Type Townhouse Suburb Fitzroy North

Period - From 27/03/2023 to 26/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

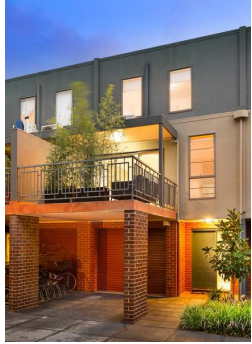
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	18/9-19 Miller St FITZROY NORTH 3068	\$1,340,000	02/03/2024
2	1/42 King St FITZROY NORTH 3068	\$1,269,500	14/03/2024
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: 27/03/2024 16:51



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

27/03/2023 - 26/03/2024: \$1,030,000

Comparable Properties



18/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



1/42 King St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,269,500

Method: Sold Before Auction

Date: 14/03/2024

Property Type: Townhouse (Res)

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.