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

4/88 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between | $1,150,000 | & | $1,200,000

Median sale price

| Median price | $1,700,000 | Property Type | House | Suburb | Fitzroy North |

| Period - From | 10/05/2023 | to | 09/05/2024 | Source | REIV |

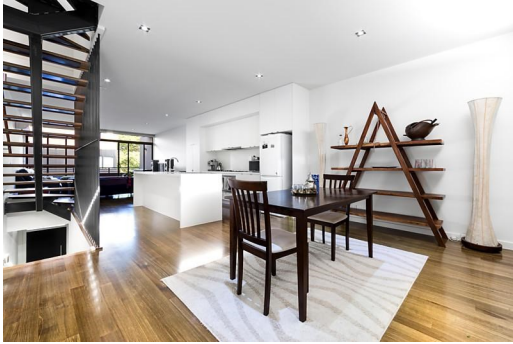## Comparable property sales (*Delete A or B below as applicable)

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	14/122 Roseneath St CLIFTON HILL 3068	$1,220,000	29/03/2024
2	18/180 Queens Pde FITZROY NORTH 3068	$1,200,000	23/03/2024
3	12/1 Abbott St ABBOTSFORD 3067	$1,100,000	30/03/2024

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: | 10/05/2024 13:04

CONSUMER AFFAIRS VICTORIA

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
10/05/2023 - 09/05/2024: $1,700,000

🛏 3　🛁 2　🚗 1

Rooms: 4
Property Type: House
Land Size: 1519 sqm approx

Agent Comments

Comparable Properties

14/122 Roseneath St CLIFTON HILL 3068 (REI)

🛏 3　🛁 2　🚗 1

Price: $1,220,000
Method: Private Sale
Date: 29/03/2024
Property Type: Townhouse (Single)

Agent Comments

18/180 Queens Pde FITZROY NORTH 3068 (REI)

🛏 2　🛁 2　🚗 1

Price: $1,200,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments

12/1 Abbott St ABBOTSFORD 3067 (REI)

🛏 3　🛁 2　🚗 1

Price: $1,100,000
Method: Private Sale
Date: 30/03/2024
Property Type: Townhouse (Single)

Agent Comments