

# 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 Jamieson Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price \$2,112,750 Property Type House Suburb Fitzroy North

Period - From 01/10/2023 to 31/12/2023 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 | 297 George St FITZROY 3065     | \$1,095,000 | 16/12/2023   |
| 2 | 418 George St FITZROY 3065     | \$1,030,000 | 09/12/2023   |
| 3 | 172 Keele St COLLINGWOOD 3066  | \$968,555   | 08/11/2023   |

**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:

28/02/2024 17:13

4 Jamieson Street, Fitzroy North Vic 3068

**Jellis  
Craig**

Stefan Di Loreto

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**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

December quarter 2023: \$2,112,750



**Property Type:** House

**Land Size:** 107 sqm approx

Agent Comments

## Comparable Properties



**297 George St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)



**418 George St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** House

**Land Size:** 121 sqm approx



**172 Keele St COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$968,555

**Method:** Sold Before Auction

**Date:** 08/11/2023

**Property Type:** House (Res)

**Land Size:** 117 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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