

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 Sandeman Place, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,175,000

&

\$1,250,000

Median sale price

Median price \$1,488,500

Property Type House

Suburb Fitzroy

Period - From 01/07/2023

to 30/09/2023

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	34 Little Smith St FITZROY 3065	\$1,335,000	29/07/2023
2	73 Little George St FITZROY 3065	\$1,290,000	11/09/2023
3	244 Napier St FITZROY 3065	\$1,260,000	02/12/2023

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:

19/12/2023 12:00



2 2 2

Property Type: House
Land Size: unknown sqm approx

Agent Comments

all sources displaying land size as 545m2 however this is incorrect.

Indicative Selling Price

\$1,175,000 - \$1,250,000

Median House Price

September quarter 2023: \$1,488,500

Comparable Properties



34 Little Smith St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$1,335,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)

Land Size: 100 sqm approx



73 Little George St FITZROY 3065 (REI/VG)

Agent Comments

3 1 -

Price: \$1,290,000

Method: Private Sale

Date: 11/09/2023

Property Type: House

Land Size: 140 sqm approx



244 Napier St FITZROY 3065 (REI)

Agent Comments

2 1 -

123m2 of Land

Price: \$1,260,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Account - Jellis Craig