

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

40 Taplin Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2023 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 | 63 Holden St FITZROY NORTH 3068 | \$1,452,000 | 15/11/2023 |
| 2 | 8/176 Noone St CLIFTON HILL 3068 | \$1,325,000 | 02/09/2023 |
| 3 | 520 Rae St FITZROY NORTH 3068 | \$1,300,000 | 23/09/2023 |

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:

24/01/2024 12:38



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 152 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2023: \$1,655,000

Comparable Properties



63 Holden St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 2

Price: \$1,452,000
Method: Auction Sale
Date: 15/11/2023
Property Type: Townhouse (Res)



8/176 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 2 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 02/09/2023
Property Type: Townhouse (Res)



520 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)
Land Size: 65 sqm approx

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423