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 betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,655,000	Pro	operty Type	Hou	ise		Suburb	Fitzroy North		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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



Nelson Alexander





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)



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

Agent Comments



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

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





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