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	43 York Street, Fitzroy North Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

Median sale price

Median price	\$1,655,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	418 George St FITZROY 3065	\$1,030,000	09/12/2023
2	21 Shakespeare St CARLTON NORTH 3054	\$985,000	24/09/2023
3	223 Nicholson St CARLTON 3053	\$960,000	27/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2024 11:34
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Rooms: 4

Property Type: House

Land Size: 137.848 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending December 2023: \$1,655,000

Comparable Properties



418 George St FITZROY 3065 (REI/VG)

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Price: \$1,030,000 Method: Private Sale Date: 09/12/2023 Property Type: House Land Size: 121 sqm approx Agent Comments

21 Shakespeare St CARLTON NORTH 3054

(VG)

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Price: \$985,000 **Method:** Sale **Date:** 24/09/2023

Property Type: House - Attached House N.E.C.

Land Size: 98 sqm approx

223 Nicholson St CARLTON 3053 (REI)

– 2





Agent Comments

Agent Comments

Price: \$960,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 150 sqm approx

Account - Little Real Estate | P: 07 3037 0255





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