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

45/682 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price	$725,250	Property Type	Unit	Suburb	Fitzroy North
Period - From	01/01/2024	to 31/03/2024		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	405/55 Nicholson St BRUNSWICK EAST 3057	$799,000	12/04/2024
2	505/1 Wilson Av BRUNSWICK 3056	$755,000	12/05/2024
3	101/3 York St FITZROY NORTH 3068	$739,000	03/05/2024

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: 03/06/2024 10:46

CONSUMER AFFAIRS VICTORIA

45/682 Nicholson Street, Fitzroy North Vic 3068

🛏 2   🛁 1   🚗 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median Unit Price
March quarter 2024: $725,250

Comparable Properties

405/55 Nicholson St BRUNSWICK EAST 3057 (REI)

🛏 2   🛁 1   🚗 1

Price: $799,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment

Agent Comments

505/1 Wilson Av BRUNSWICK 3056 (REI)

🛏 2   🛁 1   🚗 1

Price: $755,000
Method: Private Sale
Date: 12/05/2024
Property Type: Unit

Agent Comments

101/3 York St FITZROY NORTH 3068 (REI)

🛏 2   🛁 1   🚗 1

Price: $739,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100