

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 May Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Fitzroy North

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	5 Barry St NORTHCOTE 3070	\$1,660,000	26/05/2023
2	54 Ogrady St CLIFTON HILL 3068	\$1,516,000	09/09/2023
3	23 Nash St NORTHCOTE 3070	\$1,500,000	23/10/2023

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:

02/11/2023 10:02



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 360 approximately
sqm approx

Agent Comments

Offering two bedrooms, dual living zones, kitchen area, bathroom, as well as studio/3rd bedroom this delightful home offers immediate comfort and the opportunity to enhance to one preference with elevated block, north facing aspect and ROW access with rear garage/shed area

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2023: \$1,465,000

Comparable Properties



5 Barry St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,660,000
Method: Sold Before Auction
Date: 26/05/2023
Property Type: House
Land Size: 335 sqm approx



54 Ogrady St CLIFTON HILL 3068 (REI/VG)

[Agent Comments](#)

4 1 -

Price: \$1,516,000
Method: Private Sale
Date: 09/09/2023
Property Type: House
Land Size: 228 sqm approx



23 Nash St NORTHCOTE 3070 (REI)

[Agent Comments](#)

3 1 2

440 square metres approximately

Price: \$1,500,000
Method: Private Sale
Date: 23/10/2023
Property Type: House