

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

46 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$2,112,750

Property Type

House

Suburb

Fitzroy North

Period - From

01/10/2023

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	55 Clarke St NORTHCOTE 3070	\$1,350,000	22/01/2024
2	169 Lee St CARLTON NORTH 3054	\$1,297,500	24/02/2024
3	80 Webb St FITZROY 3065	\$1,267,000	24/02/2024

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:

28/02/2024 10:34



3 1 ROW

Rooms: 4
Property Type: House
Land Size: 125 approximately
sqm approx

Agent Comments

Enchanting Victorian brick terrace in clean condition offering 2 bedrooms plus upstairs study/3rd bedroom with lane/ side ROW access. Terrific Fitzroy North location at the Brunswick St/CBD end with Edinburgh Gardens very close by.

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median House Price
December quarter 2023: \$2,112,750

Comparable Properties



55 Clarke St NORTHCOTE 3070 (REI)

3 1 -

Price: \$1,350,000
Method: Private Sale
Date: 22/01/2024
Property Type: House

Agent Comments

Land 205 square metres



169 Lee St CARLTON NORTH 3054 (REI)

2 1 1

Price: \$1,297,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments



80 Webb St FITZROY 3065 (REI)

2 1 -

Price: \$1,267,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Agent Comments

Land - approximately 135 square metres