## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

# 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	Pro	perty 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

,	and the companion property		Date of care
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



Date of sale



03 8415 6100 0411 144 569 michaelamarant@jelliscraig.com.au

> **Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price**

December guarter 2023: \$2,112,750

Michael Amarant



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.

# Comparable Properties



55 Clarke St NORTHCOTE 3070 (REI)





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







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)





Price: \$1,267,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res)

**Agent Comments** 

Land - approximately 135 square metres

Account - Jellis Craig | P: 03 8415 6100





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