

# 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

47 Mckean Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### 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 | 733 Drummond St CARLTON NORTH 3054 | \$1,605,000 | 02/12/2023   |
| 2 | 1 Mahoney St FITZROY 3065          | \$1,590,000 | 18/11/2023   |
| 3 |                                    |             |              |

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:

23/01/2024 15:34



**Property Type:** House

**Land Size:** 152 approx. sqm  
approx

**Agent Comments**

Secure direct walkway access to Edinburgh Gardens

## Comparable Properties



**733 Drummond St CARLTON NORTH 3054 (REI)**

**Agent Comments**



**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)



**1 Mahoney St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

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.