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									
Range betwee	\$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$2,112,750	Pro	operty Type	Hou	se		Suburb	Fitzroy North	
Period - From	01/10/2023	to	31/12/2023	;	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



47 Mckean Street, Fitzroy North Vic 3068



Antony Harbor



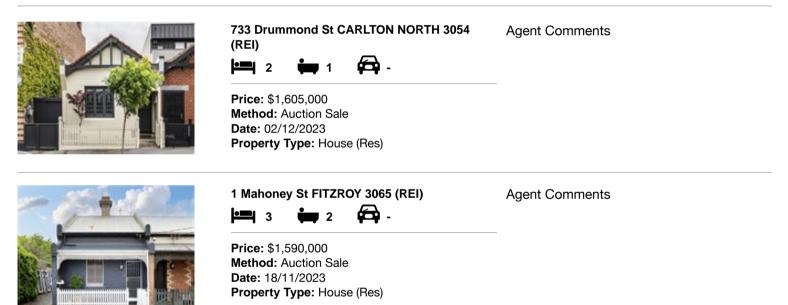
Property Type: House Land Size: 152 approx. sqm approx

Agent Comments Secure direct walkway access to Edinburgh Gardens

8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price December quarter 2023: \$2,112,750

Comparable Properties



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.

Account - Jellis Craig | P: 03 8415 6100





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