

# 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

477 Rae 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 \$1,700,000 & \$1,800,000

### 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	184 Rae St FITZROY NORTH 3068	\$1,828,000	15/09/2023
2	26 Michael St FITZROY NORTH 3068	\$1,795,000	11/11/2023
3	338 Young St FITZROY 3065	\$1,720,000	18/09/2023

**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:

23/01/2024 20:15



**Rooms:** 4

**Property Type:** House

**Land Size:** 160 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2023: \$2,112,750

## Comparable Properties



**184 Rae St FITZROY NORTH 3068 (REI/VG)**

Agent Comments



**Price:** \$1,828,000

**Method:** Sold Before Auction

**Date:** 15/09/2023

**Property Type:** House (Res)

**Land Size:** 139 sqm approx



**26 Michael St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,795,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)



**338 Young St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 18/09/2023

**Property Type:** House (Res)