## 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

49/9 Miller Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$760,000		&		\$810,000					
Median sale p	rice									
Median price	\$725,250	Pro	operty Type	Unit			Suburb	Fitzroy North		
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	6/301 St Georges Rd FITZROY NORTH 3068	\$835,000	25/03/2024
2	5/201 Gold St CLIFTON HILL 3068	\$792,000	06/04/2024
3	305/55 Nicholson St BRUNSWICK EAST 3057	\$765,009	02/03/2024

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:

15/04/2024 19:13









Rooms: 3 Property Type: Apartment Land Size: Strata sqm approx Agent Comments Michael Amarant 03 8415 6100 0411 144 569 michaelamarant@jelliscraig.com.au

> Indicative Selling Price \$760,000 - \$810,000 Median Unit Price March quarter 2024: \$725,250

# **Comparable Properties**



6/301 St Georges Rd FITZROY NORTH 3068 (REI)



Price: \$835,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment

5/201 Gold St CLIFTON HILL 3068 (REI)

Agent Comments

Agent Comments



Price: \$792,000 Method: Auction Sale Date: 06/04/2024

Property Type: Unit



305/55 Nicholson St BRUNSWICK EAST 3057 Agent Comments (REI)



Price: \$765,009 Method: Private Sale Date: 02/03/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 8415 6100



propertydata

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