

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 between \$760,000 & \$810,000

Median sale price

Median price \$725,250 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2024 to 31/03/2024 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	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

Comparable Properties



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

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 25/03/2024

Property Type: Apartment



5/201 Gold St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$792,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Unit



305/55 Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$765,009

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment