

## 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

4A REID 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 2/6 REID STREET FITZROY NORTH VIC 3068  | \$1,090,000 | 24-May-23 |
| 13/6 REID STREET FITZROY NORTH VIC 3068 | \$1,100,000 | 31-Jul-23 |
| 26/6 REID STREET FITZROY NORTH VIC 3068 | \$1,160,000 | 12-Jul-23 |

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 6 months.~~

This Statement of Information was prepared on: 26 October 2023



**2/6 REID STREET FITZROY NORTH VIC 3068** Sold Price **\$1,090,000** Sold Date **24-May-23**

 3  2  1

Distance **0km**



**13/6 REID STREET FITZROY NORTH VIC 3068** Sold Price **\$1,100,000** Sold Date **31-Jul-23**

 3  2  1

Distance **0km**



**26/6 REID STREET FITZROY NORTH VIC 3068** Sold Price **\$1,160,000** Sold Date **12-Jul-23**

 3  2  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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