

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 5/54 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$420,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2023 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	9/14 Brennand St FITZROY NORTH 3068	\$420,000	30/11/2023
2	7/15-19 Rae St FITZROY NORTH 3068	\$415,000	31/12/2023
3	17/8 Bennett St FITZROY NORTH 3068	\$405,000	29/11/2023

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: 27/03/2024 11:07



 1  - 

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median House Price
Year ending December 2023: \$1,655,000

Comparable Properties



9/14 Brennand St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 1  1  1

Price: \$420,000
Method: Private Sale
Date: 30/11/2023
Property Type: Apartment



7/15-19 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

 1  1  1

Price: \$415,000
Method: Private Sale
Date: 31/12/2023
Property Type: Apartment



17/8 Bennett St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000
Method: Private Sale
Date: 29/11/2023
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788