

# 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 50 Church 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 \$1,475,000 & \$1,550,000

### 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	733 Drummond St CARLTON NORTH 3054	\$1,605,000	02/12/2023
2	281 Station St CARLTON NORTH 3054	\$1,575,000	23/03/2024
3	574 Rae St FITZROY NORTH 3068	\$1,450,000	24/02/2024

**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: 26/03/2024 13:34



2   1   0

**Property Type:** House (Res)

**Land Size:** 176 sqm approx

Agent Comments

## Comparable Properties



**733 Drummond St CARLTON NORTH 3054 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 136 sqm approx



**281 Station St CARLTON NORTH 3054 (REI)**

Agent Comments

2   1   1

**Price:** \$1,575,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 165 sqm approx



**574 Rae St FITZROY NORTH 3068 (REI)**

Agent Comments

3   1   1

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)