

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

52 Fitzgibbon Street, Parkville Vic 3052

Indicative selling price

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

Range between \$3,600,000

&

\$3,800,000

Median sale price

Median price \$1,900,700

Property Type House

Suburb Parkville

Period - From 01/07/2022

to 30/06/2023

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	188 Drummond St CARLTON 3053	\$3,600,000	27/05/2023
2			
3			

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:

02/10/2023 15:35



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Property Type: House (Res)

Land Size: 252 sqm approx

Agent Comments

Comparable Properties



188 Drummond St CARLTON 3053 (VG)

Agent Comments

 3  -  -

Price: \$3,600,000

Method: Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 276 sqm approx

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.

Account - Jellis Craig