## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 52 Fitzgibbon Street, Parkville Vic 3052

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,600,000		&		\$3,800,000			
Median sale p	rice							
Median price	\$1,900,700	Pro	operty Type	Hou	se		Suburb	Parkville
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	188 Drummond St CARLTON 3053	\$3,600,000	27/05/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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.

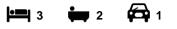
This Statement of Information was prepared on:

02/10/2023 15:35









**Property Type:** House (Res) **Land Size:** 252 sqm approx Agent Comments Nicholas Corby 8415 6100 0418 512 978 nicholascorby@jelliscraig.com.au

Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price Year ending June 2023: \$1,900,700

# **Comparable Properties**



188 Drummond St CARLTON 3053 (VG)



Price: \$3,600,000 Method: Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 276 sqm approx Agent Comments

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





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