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	520 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between | $1,200,000 | & | $1,300,000

Median sale price

| Median price | $1,605,000 | Property Type | House | Suburb | Fitzroy North |

| Period - From | 01/04/2023 | 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	7/88 Rose St FITZROY 3065	$1,300,000	10/11/2022
2	510 Rae St FITZROY NORTH 3068	$1,280,000	20/05/2023
3	32a Abbott Gr CLIFTON HILL 3068	$1,225,000	05/11/2022

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: | 24/08/2023 11:45

burne property

🛏 2   🛁 2   🚗 1

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 1 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2023: $1,605,000

BigginScott

Comparable Properties

7/88 Rose St FITZROY 3065 (REI/VG)

🛏 2   🛁 1   🚗 3

Price: $1,300,000
Method: Sold Before Auction
Date: 10/11/2022
Property Type: Townhouse (Res)

Agent Comments

510 Rae St FITZROY NORTH 3068 (REI)

🛏 2   🛁 2   🚗 1

Price: $1,280,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Res)

Agent Comments

32a Abbott Gr CLIFTON HILL 3068 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $1,225,000
Method: Auction Sale
Date: 05/11/2022
Property Type: Townhouse (Single)

Agent Comments

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153