

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 53 Alexandra Parade, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$1,855,000

Property Type House

Suburb Fitzroy North

Period - From 01/01/2024

to 31/03/2024

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	382 Wellington St COLLINGWOOD 3066	\$980,000	19/12/2023
2	298 Wellington St COLLINGWOOD 3066	\$980,000	08/04/2024
3	12 St Georges Rd FITZROY NORTH 3068	\$920,000	24/03/2024

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:

23/04/2024 13:20



Rooms: 3

Property Type: House (Res)

Agent Comments

Comparable Properties



382 Wellington St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 128 sqm approx



298 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 08/04/2024

Property Type: House



12 St Georges Rd FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 24/03/2024

Property Type: House (Res)