

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 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$725,250 Property Type Unit 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	69 Reid St FITZROY NORTH 3068	\$1,200,000	22/02/2024
2	4 Jamieson St FITZROY NORTH 3068	\$1,200,000	22/03/2024
3	20 Eastham St FITZROY NORTH 3068	\$1,020,000	27/03/2024

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: 11/06/2024 15:25



Property Type:

Divorce/Estate/Family Transfers

Land Size: 167 sqm approx

Agent Comments

Comparable Properties



69 Reid St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 22/02/2024

Property Type: House (Res)

Land Size: 160 sqm approx



4 Jamieson St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 107 sqm approx



20 Eastham St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 96 sqm approx