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 53 Reid Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$725,250	Pro	operty Type	Unit			Suburb	Fitzroy North	
Period - From	01/01/2024	to	31/03/2024		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 six months 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	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 Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price March quarter 2024: \$725,250

Comparable Properties



69 Reid St FITZROY NORTH 3068 (REI/VG)



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

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

Account - Jellis Craig | P: 03 8415 6100



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.