

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

54 Best Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

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

Period - From 16/02/2023 to 15/02/2024 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	733 Drummond St CARLTON NORTH 3054	\$1,605,000	02/12/2023
2	140a Gold St CLIFTON HILL 3068	\$1,530,000	03/02/2024
3	3 Berry St CLIFTON HILL 3068	\$1,410,000	06/12/2023

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: 16/02/2024 09:41



Property Type: House (Previously Occupied - Detached)
Land Size: 156 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
16/02/2023 - 15/02/2024: \$1,605,000

Comparable Properties



733 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,605,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



140a Gold St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,530,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)



3 Berry St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,410,000
Method: Sold Before Auction
Date: 06/12/2023
Property Type: House (Res)
Land Size: 194 sqm approx