

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

55 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Fitzroy North

Period - From 22/12/2022 to 21/12/2023 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	184 Rae St FITZROY NORTH 3068	\$1,828,000	15/09/2023
2	25 Ramsden St CLIFTON HILL 3068	\$1,725,000	09/12/2023
3	51 Nicholson St CARLTON 3053	\$1,722,500	02/12/2023

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:

22/12/2023 13:04

55 Rae Street, Fitzroy North Vic 3068

**Nelson
Alexander**

James Pilliner

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

22/12/2022 - 21/12/2023: \$1,625,000



Rooms: 6

Property Type: House

Land Size: 131.724 sqm approx

Agent Comments

Comparable Properties



184 Rae St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,828,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: House (Res)



25 Ramsden St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)



51 Nicholson St CARLTON 3053 (REI)

Agent Comments



Price: \$1,722,500

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 164 sqm approx

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



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