

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

6/7-11 Cecil Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Fitzroy

Period - From 17/06/2023 to 16/06/2024 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	8/9-19 Miller St FITZROY NORTH 3068	\$1,027,000	12/04/2024
2	10/672 Nicholson St FITZROY NORTH 3068	\$885,000	04/06/2024
3	6/350 Wellington St COLLINGWOOD 3066	\$870,000	16/03/2024

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:

17/06/2024 11:13



Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



8/9-19 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,027,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Townhouse (Res)



10/672 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 04/06/2024

Property Type: Townhouse (Single)



6/350 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)