

# 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

7 White Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,567,000

Property Type House

Suburb Fitzroy North

Period - From 01/10/2022

to 30/09/2023

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	66 Barkly St BRUNSWICK EAST 3057	\$1,250,000	01/07/2023
2	18 Hickford St BRUNSWICK EAST 3057	\$1,225,000	18/10/2023
3	25 Lydia St BRUNSWICK 3056	\$1,215,000	28/10/2023

**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:

04/11/2023 09:05



 4  1 

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2023: \$1,567,000

## Comparable Properties



**66 Barkly St BRUNSWICK EAST 3057 (REI/VG)** Agent Comments

 3  1  1

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)

**Land Size:** 341 sqm approx



**18 Hickford St BRUNSWICK EAST 3057 (REI)** Agent Comments

 2  1  1

**Price:** \$1,225,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** House (Res)

**Land Size:** 338 sqm approx



**25 Lydia St BRUNSWICK 3056 (REI)**

Agent Comments

 2  1  1

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 232 sqm approx

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