

# 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

70 Newry 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 \$1,475,000 & \$1,550,000

### Median sale price

Median price \$1,855,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2024 to 31/03/2024 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	183 Fenwick St CARLTON NORTH 3054	\$1,505,000	17/02/2024
2	338 Station St CARLTON NORTH 3054	\$1,450,000	17/02/2024
3	574 Rae St FITZROY NORTH 3068	\$1,450,000	24/02/2024

**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:

28/05/2024 08:26



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**Property Type:** House

**Land Size:** 163 sqm approx

Agent Comments

## Comparable Properties



**183 Fenwick St CARLTON NORTH 3054**  
(REI/VG)

Agent Comments

3   1   -

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 132 sqm approx



**338 Station St CARLTON NORTH 3054**  
(REI/VG)

Agent Comments

3   1   -

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 149 sqm approx



**574 Rae St FITZROY NORTH 3068** (REI/VG)

Agent Comments

3   1   1

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 176 sqm approx