

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

801/245 QUEENS PARADE FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

11/496 BRUNSWICK STREET FITZROY NORTH VIC 3068	\$645,000	27-Apr-23
709/245 QUEENS PARADE FITZROY NORTH VIC 3068	\$560,000	23-Aug-23

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 6 months.

This Statement of Information was prepared on: 18 October 2023

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**11/496 BRUNSWICK STREET
FITZROY NORTH VIC 3068**

 2  2  1

Sold Price **\$645,000** Sold Date **27-Apr-23**

Distance **1.41km**



**243-247 QUEENS PARADE
FITZROY NORTH VIC 3068**

 2  2  1

Sold Price **\$560,000** Sold Date **23-Aug-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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