

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

71 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

&

\$1,900,000

Median sale price

Median price

\$2,112,750

Property Type

House

Suburb

Fitzroy North

Period - From

01/10/2023

to

31/12/2023

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	73 Gold St COLLINGWOOD 3066	\$1,850,000	18/11/2023
2	26 Michael St FITZROY NORTH 3068	\$1,795,000	11/11/2023
3	22 Park Pde FITZROY NORTH 3068	\$1,710,000	17/11/2023

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:

31/01/2024 15:39



Property Type: House (Res)

Land Size: 134 sqm approx

Agent Comments

Comparable Properties



73 Gold St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



26 Michael St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,795,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 187 sqm approx



22 Park Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,710,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: House (Res)

Land Size: 133 sqm approx