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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,112,750	Pro	operty Type	Hous	se		Suburb	Fitzroy North
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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 Sam Rigopoulos 03 9403 9300 0425 834 583 samrigopoulos@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price December quarter 2023: \$2,112,750

Comparable Properties



73 Gold St COLLINGWOOD 3066 (REI)



Price: \$1,850,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Agent Comments

Agent Comments



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)



Price: \$1,710,000 Method: Sold Before Auction Date: 17/11/2023 Property Type: House (Res) Land Size: 133 sqm approx

Account - Jellis Craig | P: 03 9403 9300



propertydata

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