

# 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

8/241 Barkly 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)

Single price

\$435,000

### Median sale price

Median price

\$840,000

Property Type

Unit

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	2/9-11 York St FITZROY NORTH 3068	\$475,000	16/03/2024
2	9/182 Barkly St FITZROY NORTH 3068	\$425,000	28/11/2023
3	5/241 Barkly St FITZROY NORTH 3068	\$421,500	23/03/2024

**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:

03/04/2024 10:53



**Property Type:** Apartment

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties



**2/9-11 York St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$475,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit



**9/182 Barkly St FITZROY NORTH 3068 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 28/11/2023

**Property Type:** Apartment



**5/241 Barkly St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$421,500

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** Apartment