

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 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

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	140a Gold St CLIFTON HILL 3068	\$1,530,000	03/02/2024
2	806 Brunswick St.N FITZROY NORTH 3068	\$1,486,000	21/09/2023
3	33 Kay St CARLTON 3053	\$1,410,000	30/12/2023

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: 19/03/2024 15:44

8 Freeman Street, Fitzroy North Vic 3068

**Jellis
Craig**

Nicholas Corby
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nicholascorby@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2023: \$2,112,750



2 1 0

Property Type: House (Res)

Land Size: 188 sqm approx

Agent Comments

Comparable Properties



140a Gold St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 1

183sqm

Price: \$1,530,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)



806 Brunswick St.N FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

170sqm

Price: \$1,486,000

Method: Sold Before Auction

Date: 21/09/2023

Property Type: House (Res)



33 Kay St CARLTON 3053 (REI/VG)

Agent Comments

2 1 -

Price: \$1,410,000

Method: Private Sale

Date: 30/12/2023

Property Type: House

Land Size: 121 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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