# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 80 Delbridge Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$1,855,000	Pro	operty Type	Hous	se		Suburb	Fitzroy North	
Period - From	01/01/2024	to	31/03/2024		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 sixmonths 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	140 Byrne St FITZROY NORTH 3068	\$2,250,000	02/03/2024
2	79 Rowe St FITZROY NORTH 3068	\$2,195,500	09/12/2023
3			

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:

17/04/2024 09:16







**Property Type:** House (Res) **Land Size:** 168 sqm approx Agent Comments Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2024: \$1,855,000

# **Comparable Properties**



140 Byrne St FITZROY NORTH 3068 (REI)



Price: \$2,250,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Agent Comments

Agent Comments



79 Rowe St FITZROY NORTH 3068 (REI/VG)

**1** 3 **1 1 1** 

Price: \$2,195,500 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 182 sqm approx

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.

Account - Jellis Craig | P: 03 8415 6100

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