

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 80 Delbridge Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,855,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2024 to 31/03/2024 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	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



 3  2  0

Property Type: House (Res)

Land Size: 168 sqm approx

Agent Comments

Comparable Properties



140 Byrne St FITZROY NORTH 3068 (REI)

Agent Comments

 4  2  -

Price: \$2,250,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



79 Rowe St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  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.