

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

88 Best Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	357 Station St CARLTON NORTH 3054	\$1,345,000	28/11/2023
2	69 Reid St FITZROY NORTH 3068	\$1,200,000	22/02/2024
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:

27/02/2024 11:52



Property Type: House

Land Size: 150 (approx.) sqm
approx

Agent Comments

Comparable Properties



**357 Station St CARLTON NORTH 3054
(REI/VG)**

Agent Comments



Price: \$1,345,000

Method: Auction Sale

Date: 28/11/2023

Property Type: House (Res)

Land Size: 153 sqm approx



69 Reid St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 22/02/2024

Property Type: House (Res)

Land Size: 160 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.