

# 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 99 Mckean 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)

Range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,465,000 Property Type House Suburb Fitzroy North

Period - From 01/07/2023 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

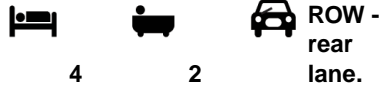
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Barkly St FITZROY NORTH 3068	\$2,790,000	28/10/2023
2	12 Bath St ABBOTSFORD 3067	\$2,750,000	20/08/2023
3	116 Westbourne Gr NORTHCOTE 3070	\$2,600,000	16/09/2023

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: 31/10/2023 15:14



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 429 sqm approx  
**Agent Comments**

Presented in clean order - with existing month to month tenancy returning approximately \$4,428 PCM since 2020.

## Comparable Properties



**29 Barkly St FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$2,790,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 428 sqm approx



**12 Bath St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**



**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 20/08/2023  
**Property Type:** House  
**Land Size:** 304 sqm approx



**116 Westbourne Gr NORTHCOTE 3070 (REI)**

**Agent Comments**



Land 515 square metres

**Price:** \$2,600,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)

**Account - Jellis Craig**