

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 g2/26 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$725,250 Property Type Unit 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	203/8 Hope St BRUNSWICK 3056	\$700,000	04/05/2024
2	18/22 Barkly St BRUNSWICK EAST 3057	\$700,000	27/01/2024
3	602/27 Wilson Av BRUNSWICK 3056	\$700,000	18/01/2024

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: 24/06/2024 13:01



Rooms: 3

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



203/8 Hope St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 04/05/2024

Property Type: Apartment



18/22 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 27/01/2024

Property Type: Apartment



602/27 Wilson Av BRUNSWICK 3056 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment