

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

22 Koormiel Lane, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2025 to 30/06/2025 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	320 Rae St FITZROY NORTH 3068	\$1,610,000	14/06/2025
2	16/10 Kerr St FITZROY 3065	\$1,620,000	15/04/2025
3	6 Garryowen La FITZROY 3065	\$1,650,000	31/01/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 67 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2025: \$1,830,000

Comparable Properties



320 Rae St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,610,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 115 sqm approx



16/10 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$1,620,000
Method: Private Sale
Date: 15/04/2025
Property Type: Townhouse (Single)



6 Garryowen La FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 61 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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