

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

12 Pleasance Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$1,460,000

House

X

Unit

Suburb Fitzroy North

Period - From 01/10/2018

to 31/12/2018

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	96 Barkly St BRUNSWICK EAST 3057	\$1,300,000	12/04/2019
2	29 Rae St FITZROY NORTH 3068	\$1,280,000	28/11/2018
3	489 Brunswick St FITZROY NORTH 3068	\$1,231,000	08/12/2018

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.



3 1 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price

\$1,190,000

Median House Price

December quarter 2018: \$1,460,000

Comparable Properties



96 Barkly St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Private Sale

Date: 12/04/2019

Rooms: 4

Property Type: House

Land Size: 236 sqm approx



29 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 -

Price: \$1,280,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: House



489 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,231,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)