

# 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

106/70 Nicholson Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$249,000

### Median sale price

Median price \$800,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2020

to 30/06/2020

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	6/105 Gold St COLLINGWOOD 3066	\$270,000	15/05/2020
2	206/70-74 Nicholson St FITZROY 3065	\$250,000	01/06/2020
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:

18/08/2020 13:06



**Property Type:** Studio Apartment

**Agent Comments**

## Comparable Properties



**6/105 Gold St COLLINGWOOD 3066 (REI/VG)** Agent Comments



**Price:** \$270,000

**Method:** Private Sale

**Date:** 15/05/2020

**Property Type:** Apartment



**206/70-74 Nicholson St FITZROY 3065 (REI/VG)** Agent Comments



**Price:** \$250,000

**Method:** Private Sale

**Date:** 01/06/2020

**Rooms:** 1

**Property Type:** Apartment

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.