

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 44 Church Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,670,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2020 to 31/03/2020 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	50 Church St FITZROY NORTH 3068	\$1,480,000	10/06/2020
2	42 Hodgkinson St CLIFTON HILL 3068	\$1,432,000	30/03/2020
3	466 Rae St FITZROY NORTH 3068	\$1,400,000	07/05/2020

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: 27/06/2020 09:27



Property Type: House

Land Size: 179 sqm approx

Agent Comments

Comparable Properties



50 Church St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,480,000

Method: Sold Before Auction

Date: 10/06/2020

Property Type: House



42 Hodgkinson St CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,432,000

Method: Sold Before Auction

Date: 30/03/2020

Property Type: House (Res)

Land Size: 200 sqm approx



466 Rae St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 07/05/2020

Property Type: House