

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

60 Alexandra Parade, Fitzroy, VIC 3065

INDICATIVE SELLING PRICE

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

Single Price \$1,550,000

MEDIAN SALE PRICE

Median price \$1,527,000 | House | Fitzroy (3065)

Period - From 1 June 2016 to 30 June 2017 | Source - PropertyData

COMPARABLE PROPERTY SALES

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
59A TURNER ST, ABBOTSFORD VIC 3067	\$1,220,000	01/04/2017
130 RATHDOWNE ST, CARLTON VIC 3053	\$1,616,000	25/02/2017
751 DRUMMOND ST, CARLTON NORTH VIC 3054	\$2,020,000	25/03/2017