

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

502/392 ST GEORGES ROAD FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

8/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$475,000	06-Apr-23
405/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	-	15-Apr-23
504/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$442,000	10-May-23

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 6 months.~~

This Statement of Information was prepared on: 03 April 2024

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**8/392 ST GEORGES ROAD
 FITZROY NORTH VIC 3068**

 1  1  1

Sold Price **\$475,000** Sold Date **06-Apr-23**

Distance **0km**



**405/392 ST GEORGES ROAD
 FITZROY NORTH VIC 3068**

 1  1  1

Sold Price - Sold Date **15-Apr-23**

Distance **0km**



**504/392 ST GEORGES ROAD
 FITZROY NORTH VIC 3068**

 1  1  -

Sold Price **\$442,000** Sold Date **10-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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