

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

105/392 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Aug 2022

to

31 Jul 2023

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
4/86 QUEENS PARADE FITZROY NORTH VIC 3068	\$475,000	01-Jun-23
106/58 QUEENS PARADE FITZROY NORTH VIC 3068	\$491,000	22-Jun-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: 14 August 2023



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

 1  1  1

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

Distance **0km**



**4/86 QUEENS PARADE FITZROY
 NORTH VIC 3068**

 1  1  1

Sold Price Sold Date **01-Jun-23**

Distance **1.56km**



**106/58 QUEENS PARADE FITZROY
 NORTH VIC 3068**

 1  1  1

Sold Price ^{RS} **\$491,000** Sold Date **22-Jun-23**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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