### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 81 Barkly Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,470,000				
Median sale p	rice								
Median price	\$1,850,000	Pro	operty Type	Hou	se		Suburb	Fitzroy North	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	106 Rae St FITZROY NORTH 3068	\$1,511,000	17/07/2021
2	49 Clarke St NORTHCOTE 3070	\$1,482,000	28/08/2021
3	28 Percy St FITZROY NORTH 3068	\$1,460,000	30/08/2021

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:

29/09/2021 16:01



# McGrath





**Property Type:** House Agent Comments

Gino De lesi (03) 9489 9422 0418 328 062 ginodeiesi@mcgrath.com.au

Indicative Selling Price \$1,400,000 - \$1,470,000 Median House Price June quarter 2021: \$1,850,000

## **Comparable Properties**



106 Rae St FITZROY NORTH 3068 (REI/VG)



Price: \$1,511,000 Method: Auction Sale Date: 17/07/2021 Property Type: House (Res) Land Size: 136 sqm approx

49 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

Agent Comments





Price: \$1,482,000 Method: Private Sale Date: 28/08/2021 Property Type: House

28 Percy St FITZROY NORTH 3068 (REI)



Agent Comments



Price: \$1,460,000 Method: Sold Before Auction Date: 30/08/2021 Property Type: House (Res) Land Size: 145 sqm approx

#### Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614



property data

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