

# 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

81 Barkly Street, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,470,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2021 to 30/06/2021 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	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



**Property Type:** House

Agent Comments

## Comparable Properties



**106 Rae St FITZROY NORTH 3068 (REI/VG)**

Agent Comments



**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



**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