

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

22 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,460,000

House

X

Unit

Suburb

Fitzroy North

Period - From

01/10/2018

to

31/12/2018

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	75 Elm St NORTHCOTE 3070	\$1,085,000	30/03/2019
2	120 Newry St CARLTON NORTH 3054	\$1,065,000	18/11/2018
3	44 Liverpool St FITZROY NORTH 3068	\$1,035,000	14/02/2019

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.

Michael Amarant

03 8415 6100

0411 144 569

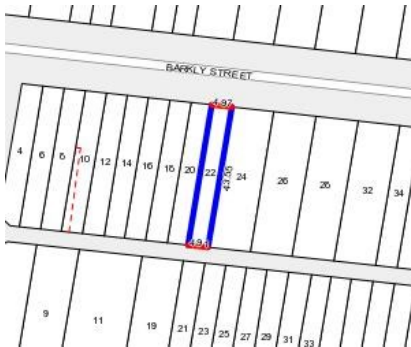
michaelamarant@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2018: \$1,460,000

**Rooms:****Property Type:****Agent Comments**

Held by the one family since the mid 1950's this single fronted Victorian offers a wonderful opportunity to update and enhance a sizeable home with excellent ROW access affording the opportunity for ROW. Offers a good size block size at 218 square metres (approximately) with wide rear access. With boom Victorian features and period detail throughout this may be the opportunity you are seeking for a "live in today - renovate tomorrow" opportunity. Located in a wonderful residential street with easy access to Nicholson & Brunswick St, with the 96 tram very closeby for easy CBD access

Comparable Properties

**75 Elm St NORTHCOTE 3070 (REI)****Agent Comments****Price:** \$1,085,000**Method:** Auction Sale**Date:** 30/03/2019**Rooms:** -**Property Type:** House**120 Newry St CARLTON NORTH 3054 (VG)****Agent Comments****Price:** \$1,065,000**Method:** Sale**Date:** 18/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 123 sqm approx**44 Liverpool St FITZROY NORTH 3068 (REI/VG)****Agent Comments****Price:** \$1,035,000**Method:** Sold Before Auction**Date:** 14/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 229 sqm approx