Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Railway Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$	1,855,000	Pro	perty Type	House		Suburb	Fitzroy North
Period - From 0	1/01/2024	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/12 Farnan St NORTHCOTE 3070	\$1,300,000	10/05/2024
2	34a Hotham St COLLINGWOOD 3066	\$1,260,000	11/05/2024
3	8/32 Albert St BRUNSWICK EAST 3057	\$1,250,000	06/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/05/2024 10:44





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> **Indicative Selling Price** \$1,250,000 **Median House Price**

March quarter 2024: \$1,855,000

Property Type: House **Agent Comments**



Comparable Properties



1/12 Farnan St NORTHCOTE 3070 (REI)





Price: \$1,300,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Townhouse (Single)

Agent Comments



34a Hotham St COLLINGWOOD 3066 (REI)





Price: \$1,260,000 Method: Auction Sale Date: 11/05/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



8/32 Albert St BRUNSWICK EAST 3057 (REI)

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/04/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100





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