

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

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

Property Type

House

Suburb

Fitzroy North

Period - From

01/01/2024

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	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 comparable properties 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



Property Type: House

Agent Comments

Comparable Properties



1/12 Farnan St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 10/05/2024

Property Type: Townhouse (Single)



34a Hotham St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)



8/32 Albert St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 06/04/2024

Property Type: Townhouse (Res)