

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	216 Mckean Street, Fitzroy North Vic 3068
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,800,000
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Median sale price

Median price	\$1,570,000	House	X	Unit		Suburb	Fitzroy North
Period - From	01/07/2017	to	30/06/2018	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	18 Barry St NORTHCOTE 3070	\$1,850,000	17/07/2018
2	190 Rae St FITZROY NORTH 3068	\$1,757,000	01/09/2018
3	73 Best St FITZROY NORTH 3068	\$1,755,000	12/05/2018

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.~~



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending June 2018: \$1,570,000

Comparable Properties



18 Barry St NORTHCOTE 3070 (REI)

Agent Comments

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Price: \$1,850,000

Method: Sold Before Auction

Date: 17/07/2018

Rooms: -

Property Type: House (Res)



190 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$1,757,000

Method: Auction Sale

Date: 01/09/2018

Rooms: -

Property Type: House (Res)



73 Best St FITZROY NORTH 3068 (REI/VG)

Agent Comments

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Price: \$1,755,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)