

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

4/72 Best Street Fitzroy North VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$339,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,504,000

Property type

Other

Suburb

Fitzroy North

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 8/4 Bik Lane Fitzroy North VIC 3068 | \$345,000 | 13-Jul-20 |
| 4/22 Miller Street Fitzroy North VIC 3068 | \$391,000 | 14-May-20 |
| 2/912 Drummond Street Carlton North VIC 3054 | \$357,500 | 05-Jun-20 |

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 6 months.~~

This Statement of Information was prepared on: 22 July 2020

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8/4 Bik Lane Fitzroy North VIC 3068

1 1 1

Sold Price

^{RS} **\$345,000**

Sold Date

13-Jul-20

Distance

0.55km



4/22 Miller Street Fitzroy North VIC 3068

1 1 1

Sold Price

\$391,000

Sold Date

14-May-20

Distance

0.71km



2/912 Drummond Street Carlton North VIC 3054

1 1 1

Sold Price

^{RS} **\$357,500**

Sold Date

05-Jun-20

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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