

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	15/427 Nicholson St CARLTON NORTH 3054	\$385,000	06/03/2019
2	7/187 Mckean St FITZROY NORTH 3068	\$381,500	31/01/2019
3	2/119 Rushall Cr FITZROY NORTH 3068	\$380,000	21/01/2019

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.



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Rooms:
Property Type: Flat
Land Size: 921.411 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$365,000 - \$385,000
Median Unit Price
March quarter 2019: \$522,500

Comparable Properties



15/427 Nicholson St CARLTON NORTH 3054 (REI) [Agent Comments](#)

1 1 1

Price: \$385,000
Method: Private Sale
Date: 06/03/2019
Rooms: -
Property Type: Apartment



7/187 Mckean St FITZROY NORTH 3068 (REI/VG) [Agent Comments](#)

1 1 -

Price: \$381,500
Method: Private Sale
Date: 31/01/2019
Rooms: 2
Property Type: Apartment



2/119 Rushall Cr FITZROY NORTH 3068 (REI/VG) [Agent Comments](#)

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Price: \$380,000
Method: Private Sale
Date: 21/01/2019
Rooms: 3
Property Type: Apartment