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

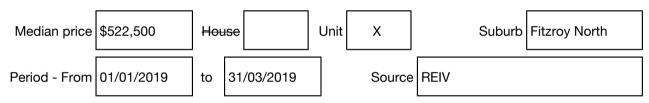
6/8 Bennett Street, Fitzroy North Vic 3068
e

Indicative selling price

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

Range between	\$365,000	&	\$385,000	
				i i

Median sale price



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.

Ado	dress 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.

Account - Mcgrath Northcote | P: 03 9489 9422 | F: 03 9486 2614

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

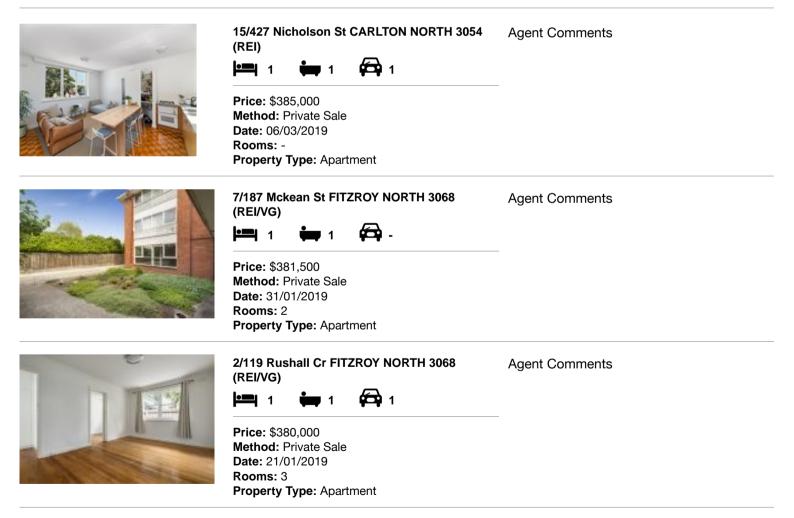
McGrath





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



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