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	15/392 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between $395,000 & $425,000

Median sale price

Median price $710,000 Property Type Unit Suburb Fitzroy North

Period - From 20/11/2023 to 19/11/2024 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	310/470 Smith St COLLINGWOOD 3066	$420,000	03/09/2024
2	502/392 St Georges Rd FITZROY NORTH 3068	$430,000	20/07/2024
3	213/114 Helen St NORTHCOTE 3070	$412,500	20/07/2024

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: 20/11/2024 13:39

15/392 St Georges Road, Fitzroy North Vic 3068



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000 - $425,000
Median Unit Price
20/11/2023 - 19/11/2024: $710,000

Comparable Properties



310/470 Smith St COLLINGWOOD 3066 (REI/VG)

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Price: $420,000
Method: Private Sale
Date: 03/09/2024
Property Type: Apartment
Land Size: 62 sqm approx

Agent Comments



502/392 St Georges Rd FITZROY NORTH 3068 (REI/VG)

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Price: $430,000
Method: Private Sale
Date: 20/07/2024
Property Type: Unit

Agent Comments



213/114 Helen St NORTHCOTE 3070 (REI/VG)

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Price: $412,500
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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