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	4/12 Brennand Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $390,000 & $410,000

Median sale price

Median price $682,500 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2023 to 31/03/2023 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	7/14 Rae St FITZROY NORTH 3068	$403,000	29/05/2023
2	7/12 Brennand St FITZROY NORTH 3068	$395,000	05/05/2023
3	13/9 South Tce CLIFTON HILL 3068	$385,000	17/05/2023

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: 29/06/2023 12:47

4/12 Brennand Street, Fitzroy North Vic 3068



1 1 1

Rooms: 2
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$390,000 - $410,000
Median Unit Price
March quarter 2023: $682,500

Comparable Properties



7/14 Rae St FITZROY NORTH 3068 (REI)

1 1 1

Price: $403,000
Method: Sold Before Auction
Date: 29/05/2023
Property Type: Apartment

Agent Comments



7/12 Brennand St FITZROY NORTH 3068 (REI/VG)

1 1 1

Price: $395,000
Method: Private Sale
Date: 05/05/2023
Property Type: Apartment

Agent Comments



13/9 South Tce CLIFTON HILL 3068 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 17/05/2023
Property Type: Apartment

Agent Comments

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

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