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	19/682 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $710,000 & $730,000

Median sale price

Median price $745,000 Property Type Unit Suburb Fitzroy North

Period - From 01/10/2020 to 30/09/2021 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	404/55 Nicholson St BRUNSWICK EAST 3057	$750,000	29/10/2021
2	3/867 Rathdowne St CARLTON NORTH 3054	$739,000	31/08/2021
3	1/1068 Lygon St CARLTON NORTH 3054	$705,000	16/07/2021

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: 06/11/2021 15:45

19/682 Nicholson Street, Fitzroy North Vic 3068



2 1 1

Property Type: Unit
Land Size: 78 sqm approx

Agent Comments

Indicative Selling Price
$710,000 - $730,000
Median Unit Price
Year ending September 2021: $745,000

Comparable Properties



404/55 Nicholson St BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 29/10/2021
Property Type: Apartment

Agent Comments



3/867 Rathdowne St CARLTON NORTH 3054 (VG)

2 - -

Price: $739,000
Method: Sale
Date: 31/08/2021
Property Type: Strata Unit/Flat

Agent Comments



1/1068 Lygon St CARLTON NORTH 3054 (REI)

2 1 2

Price: $705,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: Apartment

Agent Comments

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

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