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	G1/22 NICHOLSON STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$540,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,625,000	Property type	House	Suburb	Fitzroy North
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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 6 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
G2/22 NICHOLSON STREET FITZROY NORTH VIC 3068	$568,000	04-Jul-22
505/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$565,000	01-Sep-22
202/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057	$580,000	27-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 25 January 2023

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G2/22 NICHOLSON STREET FITZROY NORTH VIC 3068

2 2 1

Sold Price **$568,000** Sold Date **04-Jul-22**

Distance **0km**



505/85 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price **$565,000** Sold Date **01-Sep-22**

Distance **0.09km**



202/65 NICHOLSON STREET BRUNSWICK EAST VIC 3057

2 2 1

Sold Price **$580,000** Sold Date **27-Jul-22**

Distance **0.15km**

RS = Recent sale **UN** = Undisclosed Sale

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