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	308/58 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Single price $395,000

Median sale price

Median price $720,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2024 to 30/06/2024 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	12/9 South Tce CLIFTON HILL 3068	$405,000	19/09/2024
2	108/125 Turner St ABBOTSFORD 3067	$390,000	17/09/2024
3	109/125 Turner St ABBOTSFORD 3067	$392,000	12/08/2024

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: 04/10/2024 11:11

308/58 Queens Parade, Fitzroy North Vic 3068



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
June quarter 2024: $720,000

Comparable Properties



12/9 South Tce CLIFTON HILL 3068 (REI)

1 1 1

Agent Comments

Price: $405,000
Method: Private Sale
Date: 19/09/2024
Property Type: Unit



108/125 Turner St ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $390,000
Method: Private Sale
Date: 17/09/2024
Rooms: 2
Property Type: Apartment



109/125 Turner St ABBOTSFORD 3067 (REI)

1 1 1

Agent Comments

Price: $392,000
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment

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

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