Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address Including suburb and postcode	9/466 NICHOLSON STREET, FITZROY NORTH, VIC 3068

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $1,631,500 Property type Unit Suburb Fitzroy North

Period - From 01 October 2021 to 30 September 2022 Source PRICE FINDER

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
6 LAURA PL, FITZROY NORTH, VIC 3068	$865,000	10/09/2022
3/846 LYGON ST, CARLTON NORTH, VIC 3054	$835,000	23/08/2022
22/411 LYGON ST, CARLTON, VIC 3053	$855,000	15/07/2022

This Statement of Information was prepared on: 12/10/2022