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	418 George Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,601,500 Property Type House Suburb Fitzroy

Period - From 01/10/2022 to 30/09/2023 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	32 OGrady St CARLTON NORTH 3054	$1,060,000	25/11/2023
2	7 Falconer St FITZROY NORTH 3068	$1,055,000	10/08/2023
3	32 Condell St FITZROY 3065	$1,030,000	17/06/2023

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: 27/11/2023 11:11

418 George Street, Fitzroy Vic 3065



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Property Type:
Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
Year ending September 2023: $1,601,500

Comparable Properties



32 OGrady St CARLTON NORTH 3054 (REI)

2 1 -

Agent Comments

Price: $1,060,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)



7 Falconer St FITZROY NORTH 3068 (REI/VG)

2 1 -

Agent Comments

Price: $1,055,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)
Land Size: 124 sqm approx



32 Condell St FITZROY 3065 (REI/VG)

2 1 -

Agent Comments

Price: $1,030,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 135 sqm approx

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