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	71 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $1,855,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2024 to 31/03/2024 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	63 Birkenhead St FITZROY NORTH 3068	$1,750,000	23/03/2024
2	477 Rae St FITZROY NORTH 3068	$1,855,000	17/02/2024
3	47 Mckean St FITZROY NORTH 3068	$1,870,000	17/02/2024

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: 25/05/2024 12:09

71 Rae Street, Fitzroy North Vic 3068

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3 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
March quarter 2024: $1,855,000

Comparable Properties



63 Birkenhead St FITZROY NORTH 3068 (REI)

3 2 -

Agent Comments

Price: $1,750,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)



477 Rae St FITZROY NORTH 3068 (REI/VG)

3 2 1

Agent Comments

Price: $1,855,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 168 sqm approx



47 Mckean St FITZROY NORTH 3068 (REI/VG)

2 1 -

Agent Comments

Price: $1,870,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 153 sqm approx

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