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	45/682 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $748,000

Median sale price

Median price $725,250 Property Type Unit 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	43/682 Nicholson St FITZROY NORTH 3068	$777,000	31/05/2024
2	30/140 Queens Pde FITZROY NORTH 3068	$745,000	12/02/2024
3	18/55 York St FITZROY NORTH 3068	$710,000	18/05/2024

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: 22/06/2024 14:10

45/682 Nicholson Street, Fitzroy North Vic 3068

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$748,000
Median Unit Price
March quarter 2024: $725,250

Comparable Properties



43/682 Nicholson St FITZROY NORTH 3068 (REI)

2 1 2

Price: $777,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment

Agent Comments



30/140 Queens Pde FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $745,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment

Agent Comments



18/55 York St FITZROY NORTH 3068 (REI)

2 1 1

Price: $710,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Agent Comments

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