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<br>Including suburb and postcode | 108 Alexandra Parade, Fitzroy Vic 3065 |

## Indicative selling price

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

Single price $895,000

## Median sale price

Median price $1,762,500 Property Type House Suburb Fitzroy

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 | 4 Stafford St ABBOTSFORD 3067 | $860,000 | 20/07/2024 |
| 2 | 53 Alexandra Pde FITZROY NORTH 3068 | $950,000 | 10/05/2024 |
| 3 | 317 Young St FITZROY 3065 | $910,000 | 05/05/2024 |

**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: 06/09/2024 10:33

# 108 Alexandra Parade, Fitzroy Vic 3065

Michael Amarant
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**Indicative Selling Price**
$895,000
**Median House Price**
June quarter 2024: $1,762,500



2 | 1 | ROW - rear lane.

**Rooms:** 4
**Property Type:** House
**Land Size:** 125 approximately sqm approx

Agent Comments

## Comparable Properties



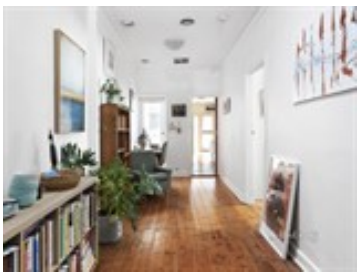
**4 Stafford St ABBOTSFORD 3067 (REI)**

2 | 1 | -

**Price:** $860,000
**Method:** Private Sale
**Date:** 20/07/2024
**Property Type:** House (Res)

Agent Comments

Land - aprox 100 sq metres



**53 Alexandra Pde FITZROY NORTH 3068 (REI/VG)**

2 | 1 | 1

**Price:** $950,000
**Method:** Private Sale
**Date:** 10/05/2024
**Property Type:** House
**Land Size:** 234 sqm approx

Agent Comments



**317 Young St FITZROY 3065 (REI/VG)**

2 | 1 | -

**Price:** $910,000
**Method:** Private Sale
**Date:** 05/05/2024
**Property Type:** House
**Land Size:** 78 sqm approx

Agent Comments



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