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	290 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,925,000 & $2,100,000

Median sale price

Median price $1,985,000 Property Type House Suburb Fitzroy

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	336 Gore St FITZROY 3065	$2,140,000	14/02/2024
2	30 Barkly St CARLTON 3053	$2,120,000	23/12/2023
3	12 Mater St COLLINGWOOD 3066	$1,975,000	25/05/2024

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: 18/06/2024 12:03

290 Fitzroy Street, Fitzroy Vic 3065

David Sanguinedo
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3 2 1

Property Type: House
Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price
$1,925,000 - $2,100,000
Median House Price
March quarter 2024: $1,985,000

Comparable Properties



336 Gore St FITZROY 3065 (REI/VG)

3 1 -

Price: $2,140,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments



30 Barkly St CARLTON 3053 (REI/VG)

3 2 -

Price: $2,120,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 122 sqm approx

Agent Comments



12 Mater St COLLINGWOOD 3066 (REI)

3 1 -

Price: $1,975,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)

Agent Comments

178sqm

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