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	34 Jamieson Street, Fitzroy North Vic 3068

Indicative selling price

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

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

Median sale price

Median price $720,000 Property Type Unit Suburb Fitzroy North

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	3/191 Mckean St FITZROY NORTH 3068	$1,110,000	11/05/2024
2	18/180 Queens Pde FITZROY NORTH 3068	$1,200,000	23/03/2024
3	74 Cecil St FITZROY 3065	$1,170,000	10/02/2024

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: 02/08/2024 11:34

34 Jamieson Street, Fitzroy North Vic 3068

Simon Shrimpton
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0411 889 577
simonshrimpton@jelliscraig.com.au



2 2 1

Rooms: 3
Property Type: Townhouse
Land Size: Strata sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2024: $720,000

Agent Comments

Live just 200-metres from the magnificent Edinburgh Gardens and enjoy Fitzroy North's most sought-after lifestyle pocket with this large and light corner townhouse.

Comparable Properties



3/191 Mckean St FITZROY NORTH 3068 (REI)

2 1 1

Price: $1,110,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)

Agent Comments



18/180 Queens Pde FITZROY NORTH 3068 (REI)

2 2 1

Price: $1,200,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments



74 Cecil St FITZROY 3065 (REI)

2 1 1

Price: $1,170,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

Agent Comments

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