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	18/3-25 Hanover Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $810,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2020 to 31/12/2020 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	11/31-31a George St FITZROY 3065	$476,000	28/10/2020
2	5/86 Queens Pde FITZROY NORTH 3068	$475,000	12/02/2021
3	203/600 Nicholson St FITZROY NORTH 3068	$450,000	06/03/2021

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: 15/03/2021 12:22



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Property Type: Studio

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
December quarter 2020: $810,000

Comparable Properties



11/31-31a George St FITZROY 3065 (REI/VG)

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Price: $476,000
Method: Sold Before Auction
Date: 28/10/2020
Property Type: Apartment

Agent Comments



5/86 Queens Pde FITZROY NORTH 3068 (REI)

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Price: $475,000
Method: Private Sale
Date: 12/02/2021
Property Type: Apartment

Agent Comments



203/600 Nicholson St FITZROY NORTH 3068 (REI)

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Price: $450,000
Method: Auction Sale
Date: 06/03/2021
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.