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	23 Ivan Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,600,000 Property Type House 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	725 Brunswick St.N FITZROY NORTH 3068	$1,400,000	09/07/2024
2	3 Turnbull Gr NORTHCOTE 3070	$1,413,000	06/07/2024
3	53 Reid St FITZROY NORTH 3068	$1,336,000	29/06/2024

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: 20/08/2024 16:55

23 Ivan Street, Fitzroy North Vic 3068

Johanna Doherty
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Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,600,000



2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 169 sqm sqm approx

Agent Comments

Comparable Properties



725 Brunswick St.N FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,400,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)

Agent Comments

119 sqm approx.



3 Turnbull Gr NORTHCOTE 3070 (REI)

2 1 -

Price: $1,413,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Agent Comments

136 sqm approx.



53 Reid St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,336,000
Method: Sold Before Auction
Date: 29/06/2024
Property Type: House (Res)

Agent Comments

154 sqm approx.

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