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	85 Scotchmer Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	96 Keele St COLLINGWOOD 3066	$1,640,000	17/08/2024
2	6 Birkenhead St FITZROY NORTH 3068	$1,700,000	20/07/2024
3	63 Scotchmer St FITZROY NORTH 3068	$1,600,000	11/05/2024

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: 10/09/2024 09:05

85 Scotchmer Street, Fitzroy North Vic 3068

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3 1 1

Rooms: 5
Property Type: House
Land Size: Approximately 210 square metres sqm approx

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2024: $1,600,000

Agent Comments

Gorgeous Edwardian era home on over 200 square metres with deep allotment, north facing aspect and fabulous ROW entry. Immediately comfortable with superb scope to enhance later

Comparable Properties



96 Keele St COLLINGWOOD 3066 (REI)

3 1 1

Price: $1,640,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)

Agent Comments



6 Birkenhead St FITZROY NORTH 3068 (REI)

3 2 -

Price: $1,700,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments



63 Scotchmer St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,600,000
Method: Private Sale
Date: 11/05/2024
Property Type: House
Land Size: 198 sqm approx

Agent Comments

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