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	55 Miller Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,765,500 Property Type House Suburb Fitzroy North

Period - From 01/10/2023 to 30/09/2024 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	13 Horne St BRUNSWICK 3056	$1,550,000	17/08/2024
2	130 Albion St BRUNSWICK 3056	$1,229,000	10/08/2024
3	156 Blyth St BRUNSWICK EAST 3057	$1,210,000	09/08/2024

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: 16/10/2024 12:33

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
Year ending September 2024: $1,765,500

Comparable Properties



13 Horne St BRUNSWICK 3056 (REI/VG)

4 1 2

Price: $1,550,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



130 Albion St BRUNSWICK 3056 (REI/VG)

4 1 2

Price: $1,229,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments



156 Blyth St BRUNSWICK EAST 3057 (REI)

4 1 2

Price: $1,210,000
Method: Private Sale
Date: 09/08/2024
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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