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	17 Seacombe Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	92 Curtain St CARLTON NORTH 3054	$1,140,000	11/05/2024
2	15 Davis St CARLTON NORTH 3054	$1,150,000	18/05/2024
3	44 Freeman St FITZROY NORTH 3068	$1,200,000	10/08/2024

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: 05/10/2024 14:49

17 Seacombe Street, Fitzroy North Vic 3068

Andrew Simondson
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2024: $1,600,000

Comparable Properties



92 Curtain St CARLTON NORTH 3054 (REI/VG)

2 1 -

Agent Comments

Price: $1,140,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 106 sqm approx



15 Davis St CARLTON NORTH 3054 (REI/VG)

2 1 -

Agent Comments

Price: $1,150,000
Method: Private Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 108 sqm approx



44 Freeman St FITZROY NORTH 3068 (REI)

2 1 -

Agent Comments

Price: $1,200,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

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