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	307 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,732,500 Property Type House Suburb Fitzroy

Period - From 01/07/2024 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	70 Fenwick St CARLTON NORTH 3054	$1,815,000	12/10/2024
2	750 Brunswick St FITZROY NORTH 3068	$1,787,500	21/08/2024
3	24 Davis St CARLTON NORTH 3054	$1,780,000	15/06/2024

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: 14/10/2024 13:21

307 George Street, Fitzroy Vic 3065

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2 1 0

Rooms: 4
Property Type: House
Land Size: Strata sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
September quarter 2024: $1,732,500

Agent Comments

Delightful boom Victorian era home offering 2 double bedrooms with BIR, study/3rd bedroom/living zone and open plan indoor- outdoor living.

Comparable Properties



70 Fenwick St CARLTON NORTH 3054 (REI)

3 1 -

Price: $1,815,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



750 Brunswick St FITZROY NORTH 3068 (VG)

2 - -

Price: $1,787,500
Method: Sale
Date: 21/08/2024
Property Type: House - Attached House N.E.C.
Land Size: 171 sqm approx

Agent Comments



24 Davis St CARLTON NORTH 3054 (REI/VG)

2 2 1

Price: $1,780,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 140 sqm approx

Agent Comments

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