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	61 Leicester Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $2,500,000

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	13 Moton Pl CARLTON 3053	$2,400,000	16/09/2024
2	141 St Georges Rd FITZROY NORTH 3068	$2,106,000	11/09/2024
3	17 David St CARLTON 3053	$2,100,000	22/05/2024

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: 18/10/2024 17:02

Nelson Alexander



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
September quarter 2024: $1,732,500

Comparable Properties



13 Moton Pl CARLTON 3053 (REI)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)

Agent Comments



141 St Georges Rd FITZROY NORTH 3068 (REI)

3 3 2

Price: $2,106,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: Residential Warehouse (Res)

Agent Comments



17 David St CARLTON 3053 (REI/VG)

3 3 2

Price: $2,100,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: House (Res)
Land Size: 78 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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