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	11/496 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $650,000

Median sale price

Median price $796,500 Property Type Unit Suburb Fitzroy North

Period - From 01/10/2022 to 31/12/2022 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	405/185 Rose St FITZROY 3065	$665,000	27/10/2022
2	504/11 Reid St FITZROY NORTH 3068	$660,000	14/11/2022
3	54/1 St David St FITZROY 3065	$641,000	03/11/2022

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: 28/02/2023 10:20

11/496 Brunswick Street, Fitzroy North Vic 3068

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2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
December quarter 2022: $796,500

Comparable Properties



405/185 Rose St FITZROY 3065 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 27/10/2022
Property Type: Unit

Agent Comments



504/11 Reid St FITZROY NORTH 3068 (REI/VG)

2 2 1

Price: $660,000
Method: Sold Before Auction
Date: 14/11/2022
Property Type: Apartment

Agent Comments



54/1 St David St FITZROY 3065 (VG)

2 - -

Price: $641,000
Method: Sale
Date: 03/11/2022
Property Type: Strata Unit/Flat

Agent Comments

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