

## 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 171 Scotchmer Street, Fitzroy North Vic 3068

#### Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

#### Median sale price

Median price \$1,520,000 House X Unit Suburb Fitzroy North

Period - From 01/04/2017 to 30/06/2017 Source REIV

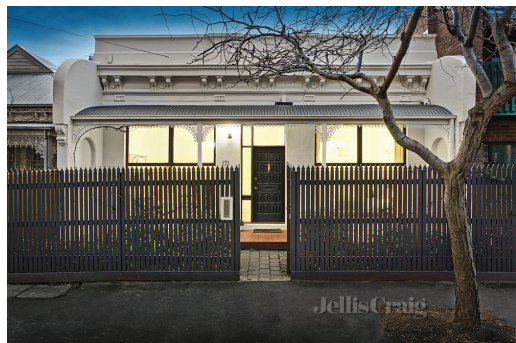
#### Comparable property sales (\*Delete A or B below as applicable)

**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	106 Newry St FITZROY NORTH 3068	\$1,625,000	20/05/2017
2	63 Scotchmer St FITZROY NORTH 3068	\$1,562,500	06/04/2017
3	22 Mckean St FITZROY NORTH 3068	\$1,520,000	20/05/2017

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.



**Rooms:** 7

**Property Type:** House

Agent Comments

## Comparable Properties



**106 Newry St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 205 sqm approx



**63 Scotchmer St FITZROY NORTH 3068 (REI)**

Agent Comments



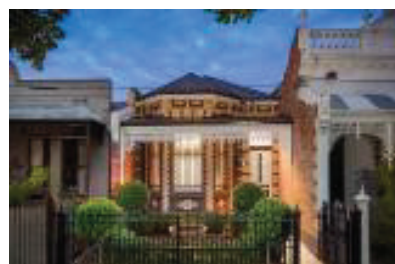
**Price:** \$1,562,500

**Method:** Private Sale

**Date:** 06/04/2017

**Rooms:** -

**Property Type:** House (Res)



**22 Mckean St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,520,000

**Method:** Sold Before Auction

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)