COLLINS SIMMS

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	216 Mckean Street, Fitzroy North Vic 3068
postcode	

Indicative selling price

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

Range betweer	n \$1,850,000		&	\$2,000,000					
Median sale price									
Median price	\$1,570,000	House	e X	Unit	Suburb	Fitzroy North			
Period - From	01/04/2017	to 3	31/03/2018	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.

Ade	dress of comparable property	Price	Date of sale
1	100 Falconer St FITZROY NORTH 3068	\$2,100,000	23/06/2018
2	86 Roseneath St CLIFTON HILL 3068	\$2,090,000	12/05/2018
3	55 Mckean St FITZROY NORTH 3068	\$2,002,000	03/03/2018

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.

Account - Collins Simms | P: (03) 9488 0688 | F: (03) 9481 0651

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price Year ending March 2018: \$1,570,000

Comparable Properties



100 Falconer St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$2,100,000 Method: Auction Sale Date: 23/06/2018 Rooms: -Property Type: House (Res)



86 Roseneath St CLIFTON HILL 3068 (REI)

1 3 **1** 2 **1** 1

Price: \$2,090,000 Method: Auction Sale Date: 12/05/2018 Rooms: -Property Type: House (Res)

55 Mckean St FITZROY NORTH 3068 (REI)

1

Agent Comments

Agent Comments



Price: \$2,002,000 Method: Auction Sale Date: 03/03/2018 Rooms: -Property Type: House (Res) Land Size: 263 sqm approx

2

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REIV 🗧 🗢 propertydata

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