

## 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	216 Mckean Street, Fitzroy North Vic 3068
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,850,000	&	\$2,000,000
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#### Median sale price

Median price	\$1,570,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Fitzroy North
Period - From	01/04/2017	to	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.

	Address 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.~~



**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)**

Agent Comments



**Price:** \$2,090,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** -

**Property Type:** House (Res)



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

Agent Comments



**Price:** \$2,002,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 263 sqm approx