

## 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 22 Scotchmer Street, Fitzroy North Vic 3068

#### Indicative selling price

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

Single price \$2,300,000

#### Median sale price

Median price \$1,607,500 House  Unit  Suburb Fitzroy North

Period - From 01/01/2018 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	229 Scotchmer St FITZROY NORTH 3068	\$2,460,000	24/03/2018
2	60 Keele St COLLINGWOOD 3066	\$2,330,000	03/03/2018
3	27 Barkly St BRUNSWICK EAST 3057	\$2,300,000	24/02/2018

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.



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**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 350 sqm approx

Agent Comments

## Comparable Properties



**229 Scotchmer St FITZROY NORTH 3068 (REI)** Agent Comments

3 1 1

**Price:** \$2,460,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 379 sqm approx



**60 Keele St COLLINGWOOD 3066 (REI)** Agent Comments

3 2 2

**Price:** \$2,330,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 5

**Property Type:** House (Res)



**27 Barkly St BRUNSWICK EAST 3057 (REI)** Agent Comments

4 2 1

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 6

**Property Type:** House (Res)