

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

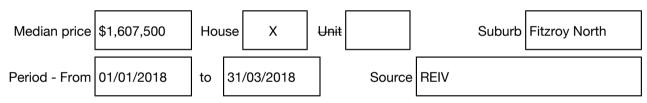
s 225 Mckean Street, Fitzroy North Vic 3068 d e

Indicative selling price

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

 Range between
 \$3,400,000
 &
 \$3,700,000

Median sale price



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	25 Mckean St FITZROY NORTH 3068	\$3,840,000	14/04/2018
2	84 Rowe St FITZROY NORTH 3068	\$3,470,000	22/02/2018
3	75 Hodgkinson St CLIFTON HILL 3068	\$3,270,000	27/02/2018

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.

Account - Jellis Craig | P: 03 8415 6100

propertydata

Generated: 13/07/2018 12:13

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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 584 sqm approx Agent Comments

Bev Adam 03 8415 6100 0422 396 477 bevadam@jelliscraig.com.au

Indicative Selling Price \$3,400,000 - \$3,700,000 **Median House Price** March quarter 2018: \$1,607,500

Comparable Properties



25 Mckean St FITZROY NORTH 3068 (REI) ò.

Agent Comments 600m2 - un-renovated Double Front

Agent Comments

Agent Comments

84 Rowe St FITZROY NORTH 3068 (REI/VG) **-** 5 Rooms: -Property Type: House (Res)

Price: \$3,470,000 Method: Private Sale Date: 22/02/2018

Land Size: 530 sqm approx

Property Type: House (Res)

Price: \$3,840,000 Method: Auction Sale Date: 14/04/2018 Rooms: 6



75 Hodgkinson St CLIFTON HILL 3068 (REI)

έα).



Price: \$3,270,000 Method: Private Sale Date: 27/02/2018 Rooms: 6 Property Type: House (Res) Land Size: 544 sqm approx

Account - Jellis Craig | P: 03 8415 6100

Generated: 13/07/2018 12:13

propertydata

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.