

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

225 Mckean Street, Fitzroy North Vic 3068

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

Median price

\$1,607,500

House

X

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	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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



25 Mckean St FITZROY NORTH 3068 (REI)

Agent Comments



600m2 - un-renovated Double Front

Price: \$3,840,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 6

Property Type: House (Res)



84 Rowe St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$3,470,000

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 530 sqm approx



75 Hodgkinson St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$3,270,000

Method: Private Sale

Date: 27/02/2018

Rooms: 6

Property Type: House (Res)

Land Size: 544 sqm approx