

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 90 Bennett Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$1,449,000

Median sale price

Median price \$1,520,000 House X Unit Suburb Fitzroy North

Period - From 01/04/2017 to 30/06/2017 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	8 Barkly St FITZROY NORTH 3068	\$1,485,000	06/05/2017
2	6 Ivan St FITZROY NORTH 3068	\$1,454,000	01/04/2017
3	80 Michael St FITZROY NORTH 3068	\$1,420,000	08/04/2017

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 (Res)

Agent Comments

Comparable Properties



8 Barkly St FITZROY NORTH 3068 (REI/VG)



Agent Comments

One less bedroom and bathroom

Price: \$1,485,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 226 sqm approx



6 Ivan St FITZROY NORTH 3068 (REI/VG)



Agent Comments

One less bathroom

Price: \$1,454,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 149 sqm approx



80 Michael St FITZROY NORTH 3068 (REI/VG)



Agent Comments

One less bedroom and bathroom

Price: \$1,420,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 170 sqm approx