

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

8/392 ST GEORGES ROAD FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$484,000	01-Jul-22
39/20 ROSS STREET NORTHCOTE VIC 3070	\$455,000	06-Jun-22
4302/189 WESTON STREET BRUNSWICK EAST VIC 3057	\$468,000	25-Feb-22

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 6 months.

This Statement of Information was prepared on: 16 August 2022



392 ST GEORGES ROAD FITZROY NORTH VIC 3068

Sold Price

^{RS}
\$484,000

Sold Date

01-Jul-22


1



1



1

Distance

0km


39/20 ROSS STREET NORTHCOTE VIC 3070

Sold Price

\$455,000

Sold Date

06-Jun-22


1



1



1

Distance

1.16km


4302/189 WESTON STREET BRUNSWICK EAST VIC 3057

Sold Price

\$468,000

Sold Date

25-Feb-22


1



1



1

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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