

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	506 Nicholson Street, Fitzroy North Vic 3068
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**Indicative selling price**

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

Range between	\$1,000,000	&	\$1,100,000
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**Median sale price**

Median price	\$1,340,000	House	X	Unit		Suburb	Fitzroy North
Period - From	01/04/2019	to	30/06/2019	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	58 Faraday St CARLTON 3053	\$1,070,000	22/06/2019
2	206 Napier St FITZROY 3065	\$1,030,000	18/05/2019
3	257 Nicholson St CARLTON 3053	\$1,013,000	13/04/2019

**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.



3   1   0

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2019: \$1,340,000

## Comparable Properties



**58 Faraday St CARLTON 3053 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** House (Res)



**206 Napier St FITZROY 3065 (REI)**

**Agent Comments**

3   1   -

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Rooms:** 4  
**Property Type:** House (Res)



**257 Nicholson St CARLTON 3053 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,013,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** -  
**Property Type:** House (Res)