

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

12/10-12 Ida Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price \$589,000

Median sale price

Median price \$718,750

House

Unit

X

Suburb

Fitzroy North

Period - From 01/04/2018

to 30/06/2018

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	85/682 Nicholson St FITZROY NORTH 3068	\$600,000	22/03/2018
2	6/48 Miller St FITZROY NORTH 3068	\$587,000	30/04/2018
3	2/20 Lyndhurst Cr BRUNSWICK EAST 3057	\$550,000	19/03/2018

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: Apartment

Agent Comments

Comparable Properties



85/682 Nicholson St FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 22/03/2018

Rooms: -

Property Type: Strata Unit/Flat



6/48 Miller St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$587,000

Method: Sold Before Auction

Date: 30/04/2018

Rooms: -

Property Type: Apartment



2/20 Lyndhurst Cr BRUNSWICK EAST 3057 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 19/03/2018

Rooms: -

Property Type: Unit