

## 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

107/392 ST GEORGES ROAD FITZROY NORTH VIC 3068

### Indicative selling price

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

Single Price

or range  
between

\$465,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Aug 2022

to

31 Jul 2023

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

8/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$475,000	06-Apr-23
4/86 QUEENS PARADE FITZROY NORTH VIC 3068	\$475,000	01-Jun-23
106/58 QUEENS PARADE FITZROY NORTH VIC 3068	\$491,000	22-Jun-23

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: 14 August 2023



**8/392 ST GEORGES ROAD  
FITZROY NORTH VIC 3068**

 1  1  1

Sold Price **\$475,000** Sold Date **06-Apr-23**

Distance **0km**



**4/86 QUEENS PARADE FITZROY  
NORTH VIC 3068**

 1  1  1

Sold Price Sold Date **01-Jun-23**

Distance **1.56km**



**106/58 QUEENS PARADE FITZROY  
NORTH VIC 3068**

 1  1  1

Sold Price <sup>RS</sup> **\$491,000** Sold Date **22-Jun-23**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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