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	23 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,190,000

Median sale price

Median price $1,850,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2021 to 30/06/2021 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	41 Seacombe St FITZROY NORTH 3068	$1,196,500	04/08/2021
2	30 Eastham St FITZROY NORTH 3068	$1,195,000	07/09/2021
3	69 Fenwick St CARLTON NORTH 3054	$1,179,000	12/05/2021

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.~~

This Statement of Information was prepared on: 08/10/2021 15:10