

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

424 QUEENS PARADE 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

\$1,995,000

&

\$2,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,585,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Nov 2022

to

31 Oct 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

82 WESTGARTH STREET NORTHCOTE VIC 3070	\$2,150,000	08-Sep-23
391 GORE STREET FITZROY VIC 3065	\$2,042,500	28-May-23
43 AMESS STREET CARLTON NORTH VIC 3054	\$2,000,000	20-May-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 November 2023


**82 WESTGARTH STREET
NORTHCOTE VIC 3070**
 3  1  -

Sold Price ^{RS} **\$2,150,000** ^{UN} Sold Date **08-Sep-23**

Distance **0.94km**

**391 GORE STREET FITZROY VIC
3065**
 3  2  -

Sold Price **\$2,042,500** Sold Date **28-May-23**

Distance **1.45km**

**43 AMESS STREET CARLTON
NORTH VIC 3054**
 3  2  1

Sold Price **\$2,000,000** Sold Date **20-May-23**

Distance **1.71km**
RS = Recent sale

UN = Undisclosed Sale

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