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	705/245 Queens Parade, Fitzroy North Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

μ. 1.0.190	Range between	\$400,000	&	\$440,000
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Median sale price

Median price	\$761,000	Pro	perty Type U	nit		Suburb	Fitzroy North
Period - From	27/06/2023	to	26/06/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	121/24 Barkly St BRUNSWICK EAST 3057	\$430,000	01/05/2024
2	9/18-22 Stanley St COLLINGWOOD 3066	\$425,000	05/06/2024
3	206/70 Stanley St COLLINGWOOD 3066	\$415,000	24/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2024 09:35









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** 27/06/2023 - 26/06/2024: \$761,000

Comparable Properties

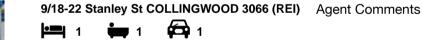


121/24 Barkly St BRUNSWICK EAST 3057 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 01/05/2024

Property Type: Apartment

Agent Comments





Price: \$425,000 Method: Private Sale Date: 05/06/2024

Property Type: Apartment



206/70 Stanley St COLLINGWOOD 3066 (REI)



Price: \$415.000 Method: Private Sale Date: 24/04/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



