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	6/22 Miller Street 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	$450,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$719,000	Property type	Unit	Suburb	Fitzroy North
Period-from	01 Dec 2020	to	30 Nov 2021	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.

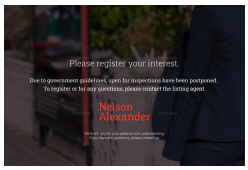
Address of comparable property	Price	Date of sale
1/245 Barkly Street Fitzroy North VIC 3068	$462,999	21-Aug-21
108/114 Helen Street Northcote VIC 3070	$465,000	28-Sep-21
4/338-344 Wellington Street Collingwood VIC 3066	$455,000	19-Oct-21

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: 07 December 2021

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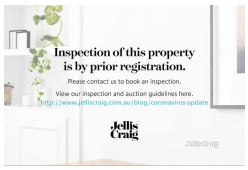


1/245 Barkly Street Fitzroy North VIC 3068

1 1 1

Sold Price **$462,999** Sold Date **21-Aug-21**

Distance **0.83km**



108/114 Helen Street Northcote VIC 3070

1 1 1

Sold Price **$465,000** Sold Date **28-Sep-21**

Distance **1.76km**



4/338-344 Wellington Street Collingwood VIC 3066

1 1 1

Sold Price RS **$455,000** Sold Date **19-Oct-21**

Distance **2.34km**

RS = Recent sale **UN** = Undisclosed Sale

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