

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

204/26 NICHOLSON STREET, FITZROY NORTH, VIC 3068  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



204/26 NICHOLSON STREET, FITZROY

3 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$1,050,000**

Provided by: Matthew Schroeder, Ray White Brunswick

## MEDIAN SALE PRICE



FITZROY NORTH, VIC, 3068

Suburb Median Sale Price (Unit)

**\$823,500**

01 October 2023 to 30 September 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



305/269 STEWART ST, BRUNSWICK EAST, VIC

3 2 2

Sale Price

**\$1,090,000**

Sale Date: 15/06/2024

Distance from Property: 1.1km



8/6 REID ST, FITZROY NORTH, VIC 3068

3 2 1

Sale Price

**\$1,065,000**

Sale Date: 05/06/2024

Distance from Property: 1.2km



This report has been compiled on 19/10/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

204/26 NICHOLSON STREET, FITZROY NORTH, VIC 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$1,050,000

### Median sale price

Median price

\$823,500

Property type

Unit

Suburb

FITZROY NORTH

Period

01 October 2023 to 30 September 2024

Source

 pricfinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Address of comparable property

#### Price

#### Date of sale

305/269 STEWART ST, BRUNSWICK EAST, VIC 3057	\$1,090,000	15/06/2024
8/6 REID ST, FITZROY NORTH, VIC 3068	\$1,065,000	05/06/2024

This Statement of Information was prepared on:

19/10/2024