

# 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

105/21 Rose Street, Fitzroy Vic 3065

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$752,200 Property Type Unit Suburb Fitzroy

Period - From 01/01/2024 to 31/03/2024 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	207/9 Smith St FITZROY 3065	\$943,000	02/12/2023
2	609/11 Wellington St COLLINGWOOD 3066	\$920,000	20/03/2024
3			

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:

01/05/2024 08:38



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**207/9 Smith St FITZROY 3065 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$943,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Apartment



**609/11 Wellington St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** Apartment

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.