Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	106/300 Young Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

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

Range between \$430,000	&	\$445,000	
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Median sale price

Median price	\$835,000	Pro	perty Type	Unit		Suburb	Fitzroy
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	709/470 Smith St COLLINGWOOD 3066	\$475,000	13/02/2024
2	203/36 Bedford St COLLINGWOOD 3066	\$448,000	01/03/2024
3	5/300 Young St FITZROY 3065	\$442,000	14/12/2023

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:	10/04/2024 11:04
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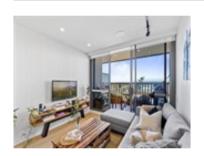
Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

> **Indicative Selling Price** \$430,000 - \$445,000 **Median Unit Price** December quarter 2023: \$835,000



Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Comparable Properties



709/470 Smith St COLLINGWOOD 3066 (REI/VG)

Price: \$475,000 Method: Private Sale Date: 13/02/2024

Property Type: Apartment

Agent Comments



203/36 Bedford St COLLINGWOOD 3066 (REI)



Price: \$448,000 Method: Private Sale Date: 01/03/2024 Property Type: Unit







Price: \$442,000 Method: Private Sale Date: 14/12/2023

Property Type: Apartment

Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 8415 6100



