

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

12/26 VICTORIA STREET FITZROY VIC 3065

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2022

to

31 Oct 2023

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

29/2-32 KING WILLIAM STREET FITZROY VIC 3065	\$837,500	26-Aug-23
1/2-32 KING WILLIAM STREET FITZROY VIC 3065	\$820,000	22-Jul-23
25/2-32 KING WILLIAM STREET FITZROY VIC 3065	\$830,000	23-Sep-23

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: 22 November 2023



**29/2-32 KING WILLIAM STREET
 FITZROY VIC 3065**

 2  1  1

Sold Price ^{RS} **\$837,500** Sold Date **26-Aug-23**

Distance **0.34km**

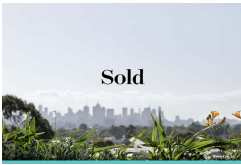


**1/2-32 KING WILLIAM STREET
 FITZROY VIC 3065**

 2  1  1

Sold Price **\$820,000** Sold Date **22-Jul-23**

Distance **0.35km**



**25/2-32 KING WILLIAM STREET
 FITZROY VIC 3065**

 2  1  1

Sold Price ^{RS} **\$830,000** Sold Date **23-Sep-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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