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

120 Rose Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/71 Rose St FITZROY 3065	\$1,150,000	28/10/2023
2	5/88 Rose St FITZROY 3065	\$1,122,000	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:

22/03/2024 14:18



120 Rose Street, Fitzroy Vic 3065



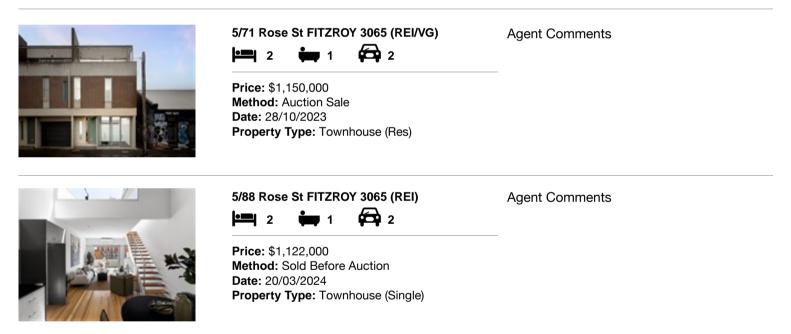




Property Type: Apartment Agent Comments Johanna Doherty 8415 6100 0411 152 106 johannadoherty@jelliscraig.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price December quarter 2023: \$835,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 8415 6100

propertydata



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