

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

126 Cecil Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$835,000 Property 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	Price	Date of sale
1	2/170 Oxford St COLLINGWOOD 3066	\$1,395,000	16/11/2023
2	8/176 Noone St CLIFTON HILL 3068	\$1,325,000	02/09/2023
3	23c Grant St CLIFTON HILL 3068	\$1,220,000	16/09/2023

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:

28/02/2024 11:36



3 1 1

Rooms: 5
Property Type: Townhouse
(Single)
Land Size: Strata sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
December quarter 2023: \$835,000

Lap up Fitzroy's most sensational water views from the huge rooftop terrace of this spacious, light and airy 3 bedroom townhouse including an internal remote-control garage. Tucked away in a quiet residential pocket between parkland and Brunswick Street, this large north-facing residence has brilliantly evolved to offer a flexible open-plan design with separate living areas, excellent appointments and loads of stylish modern appeal.

Comparable Properties



2/170 Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments

3 2 1

Price: \$1,395,000
Method: Auction Sale
Date: 16/11/2023
Property Type: Unit



8/176 Noone St CLIFTON HILL 3068 (REI/VG) Agent Comments

3 2 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 02/09/2023
Property Type: Townhouse (Res)



23c Grant St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,220,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit

Account - Jellis Craig | P: 03 8415 6100



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.