Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

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





Simon Shrimpton 03 8415 6100 0411 889 577

> **Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median Unit Price**

December quarter 2023: \$835,000

simonshrimpton@jelliscraig.com.au



Rooms: 5

Property Type: Townhouse

(Single)

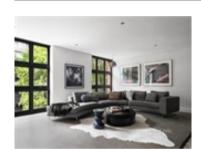
Land Size: Strata sqm approx

Agent Comments

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.

Agent Comments

Comparable Properties



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

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



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

-- 3

Price: \$1.325.000

Method: Sold Before Auction

Date: 02/09/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100







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

= 3





Agent Comments

Price: \$1,220,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

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