

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

13 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Fitzroy

Period - From 01/07/2022 to 30/06/2023 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	8/59 Leicester St FITZROY 3065	\$1,340,000	16/05/2023
2	16/180 Queens Pde FITZROY NORTH 3068	\$1,240,000	22/07/2023
3	26/6 Reid St FITZROY NORTH 3068	\$1,160,000	12/07/2023

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:

02/10/2023 16:22



Rooms: 5

Property Type: House (Res)

Land Size: 57 sqm approx

Agent Comments

Comparable Properties



8/59 Leicester St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,340,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: Townhouse (Res)



16/180 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)



26/6 Reid St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,160,000

Method: Sold Before Auction

Date: 12/07/2023

Property Type: Townhouse (Res)