

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

19/156 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,750,000

&

\$1,825,000

Median sale price

Median price \$752,200

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2024

to 31/03/2024

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	501/372 Johnston St ABBOTSFORD 3067	\$1,888,000	01/05/2024
2	13b Charles St ABBOTSFORD 3067	\$1,820,000	11/04/2024
3	36/99 Oxford St COLLINGWOOD 3066	\$1,765,000	23/03/2024

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:

28/05/2024 12:34



 3  2  1

Rooms: 5

Property Type: Warehouse

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



501/372 Johnston St ABBOTSFORD 3067 (REI) Agent Comments

 3  2  2

Price: \$1,888,000

Method: Private Sale

Date: 01/05/2024

Property Type: Unit



13b Charles St ABBOTSFORD 3067 (REI) Agent Comments

 3  2  2

Price: \$1,820,000

Method: Private Sale

Date: 11/04/2024

Property Type: Townhouse (Res)



36/99 Oxford St COLLINGWOOD 3066 (REI) Agent Comments

 3  2  4

Price: \$1,765,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment