

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

207/9 Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2023 to 30/09/2023 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	405/181 Smith St FITZROY 3065	\$945,000	25/05/2023
2	105/57 Johnston St FITZROY 3065	\$920,000	06/09/2023
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:

24/10/2023 17:24



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



405/181 Smith St FITZROY 3065 (REI)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



105/57 Johnston St FITZROY 3065 (REI)

Agent Comments



Price: \$920,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Unit

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