

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 29/32 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$831,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2023 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	27/217 Cardigan St CARLTON 3053	\$715,000	09/06/2023
2	5/623 Drummond St CARLTON NORTH 3054	\$710,000	16/05/2023
3	402/69 Victoria St FITZROY 3065	\$692,000	10/05/2023

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: 02/08/2023 16:38



Rooms: 3

Property Type: Unit

Land Size: Stratum Title. sqm approx

Agent Comments

Recently updated older style two bedroom apartment offering single level living with separate garage area.

Information for Buyers. Re: Stratum Title. Under stratum title, the property is subdivided into lots. Each unit owner is the registered proprietor of their lot and also holds shares in a service company established under the Corporations Act 2001. The service company owns and manages common property. Source. Consumer Affairs Victoria Website.

Comparable Properties



27/217 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 09/06/2023

Property Type: Apartment



5/623 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: Apartment



402/69 Victoria St FITZROY 3065 (REI)

Agent Comments



Price: \$692,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: Apartment

Account - Jellis Craig