

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

297 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$1,488,500 Property Type House 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	313 Young St FITZROY 3065	\$1,105,000	04/11/2023
2	32 Condell St FITZROY 3065	\$1,030,000	17/06/2023
3	112 Easey St COLLINGWOOD 3066	\$1,010,000	13/09/2023

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:

21/11/2023 13:28



Rooms: 3

Property Type: House

Land Size: 125 sqm approx

Agent Comments

Comparable Properties



313 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$1,105,000

Method: Private Sale

Date: 04/11/2023

Property Type: House



32 Condell St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 135 sqm approx



112 Easey St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: House (Res)

Land Size: 107 sqm approx