

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 3/111-113 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,985,000 Property Type House 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	106 Little Charles St ABBOTSFORD 3067	\$965,000	16/03/2024
2	306/9 Smith St FITZROY 3065	\$950,000	24/02/2024
3	6/350 Wellington St COLLINGWOOD 3066	\$870,000	16/03/2024

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: 26/06/2024 09:08

3/111-113 George Street, Fitzroy Vic 3065

**Jellis
Craig**

David Sanguinedo
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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2024: \$1,985,000



Property Type:

Agent Comments

Comparable Properties



106 Little Charles St ABBOTSFORD 3067
(REI/VG)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)



306/9 Smith St FITZROY 3065 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 24/02/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



6/350 Wellington St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100



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