

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

303/300 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$600,000 & \$650,000

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	6/1 St David St FITZROY 3065	\$650,000	16/11/2023
2	37/438 Cardigan St CARLTON 3053	\$645,000	21/03/2024
3	4/94 Canning St CARLTON 3053	\$605,000	22/03/2024

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:

22/04/2024 13:25

303/300 Young Street, Fitzroy Vic 3065



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
March quarter 2024: \$752,200

Comparable Properties

6/1 St David St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method:
Date: 16/11/2023
Property Type: Apartment



37/438 Cardigan St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$645,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: Apartment



4/94 Canning St CARLTON 3053 (REI)

Agent Comments

2 2 1

Price: \$605,000
Method: Private Sale
Date: 22/03/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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