

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

306/96 Charles Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	401/160 Argyle St FITZROY 3065	\$760,000	13/12/2023
2	314/150 Kerr St FITZROY 3065	\$750,000	14/02/2024
3	101/150 Kerr St FITZROY 3065	\$720,000	05/03/2024

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:

21/03/2024 10:01



Property Type: Unit

Agent Comments

Comparable Properties



401/160 Argyle St FITZROY 3065 (REI)

Agent Comments



Price: \$760,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: Apartment



314/150 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 14/02/2024

Property Type: Apartment



101/150 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 05/03/2024

Property Type: Apartment