

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

317 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$935,000

Median sale price

Median price \$1,610,000

Property Type House

Suburb Fitzroy

Period - From 13/03/2023

to 12/03/2024

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	382 Wellington St COLLINGWOOD 3066	\$980,000	19/12/2023
2	223 Nicholson St CARLTON 3053	\$960,000	27/11/2023
3	41 Kay St CARLTON 3053	\$955,000	24/02/2024

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:

13/03/2024 10:34



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Property Type: House

Agent Comments

Comparable Properties



382 Wellington St COLLINGWOOD 3066 (REI) Agent Comments

2 1 -

Price: \$980,000

Method: Private Sale

Date: 19/12/2023

Property Type: House



223 Nicholson St CARLTON 3053 (REI) Agent Comments

2 1 -

Price: \$960,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 150 sqm approx



41 Kay St CARLTON 3053 (REI) Agent Comments

2 1 -

Price: \$955,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)