

# 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 402/272 Young Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### 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 | 29/78 Oxford St COLLINGWOOD 3066 | \$1,357,000 | 12/10/2023   |
| 2 | 8/170 Oxford St COLLINGWOOD 3066 | \$1,320,000 | 08/12/2023   |
| 3 | 2/76 Oxford St COLLINGWOOD 3066  | \$1,250,000 | 06/12/2023   |

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: 30/01/2024 17:01



**Property Type:** Apartment  
**Land Size:** 845 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Unit Price**  
December quarter 2023: \$835,000

## Comparable Properties



**29/78 Oxford St COLLINGWOOD 3066 (REI)** **Agent Comments**



**Price:** \$1,357,000  
**Method:** Sold Before Auction  
**Date:** 12/10/2023  
**Property Type:** Unit



**8/170 Oxford St COLLINGWOOD 3066 (REI)** **Agent Comments**



**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** Apartment



**2/76 Oxford St COLLINGWOOD 3066 (REI)** **Agent Comments**



**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2023  
**Property Type:** Unit

**Account - Jellis Craig | P: 03 8415 6100**