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											
Range betwee	n \$1,350,000		&		\$1,450,000						
Median sale p	rice										
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Fitzroy			
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress 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



402/272 Young Street, Fitzroy Vic 3065



Gus Izzo

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Property Type: Apartment **Land Size:** 845 sqm approx Agent Comments 03 9403 9300 0434 006 209 gusizzo@jelliscraig.com.au

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)



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

Agent Comments

Agent Comments



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

2/76 Oxford St COLLINGWOOD 3066 (REI)

8/170 Oxford St COLLINGWOOD 3066 (REI)

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Agent Comments



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

Account - Jellis Craig | P: 03 8415 6100



propertydata

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