

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

404/75 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$985,000 & \$1,075,000

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	9/55-59 Moor St FITZROY 3065	\$1,070,000	11/11/2023
2	110/166 Gertrude St FITZROY 3065	\$1,035,000	25/10/2023
3	207/9 Smith St FITZROY 3065	\$943,000	02/12/2023

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:

26/02/2024 12:21



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$985,000 - \$1,075,000

Median Unit Price

December quarter 2023: \$835,000

Comparable Properties



9/55-59 Moor St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$1,070,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit



110/166 Gertrude St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$1,035,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment



207/9 Smith St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$943,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

Account - Jellis Craig | P: 98305966