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

405/69 Victoria Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$752,200	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/01/2024	to	31/03/2024		So	ource	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	201/424 Gore St FITZROY 3065	\$500,000	13/04/2024
2	30/86 Queens Pde FITZROY NORTH 3068	\$500,000	22/03/2024
3	103/81 Argyle St FITZROY 3065	\$490,000	10/04/2024

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:

05/06/2024 15:44



405/69 Victoria Street, Fitzroy Vic 3065



Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au



Property Type: Apartment Agent Comments

Indicative Selling Price \$490,000 - \$530,000 **Median Unit Price** March quarter 2024: \$752,200

Comparable Properties



• 1 **Ò** 1 Price: \$500,000

201/424 Gore St FITZROY 3065 (REI/VG)

Method: Sold Before Auction Date: 13/04/2024 Property Type: Apartment



30/86 Queens Pde FITZROY NORTH 3068 (REI/VG)

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Price: \$500,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: Apartment



103/81 Argyle St FITZROY 3065 (REI)



Agent Comments

Agent Comments

Agent Comments

Price: \$490.000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



propertydata

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