

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

44 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,718,444

Property Type House

Suburb Fitzroy

Period - From 01/04/2023

to 30/06/2023

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	802/55 Islington St COLLINGWOOD 3066	\$1,170,000	30/03/2023
2	2A/156 George St FITZROY 3065	\$1,150,000	25/02/2023
3	16/76 Oxford St COLLINGWOOD 3066	\$1,131,000	29/07/2023

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:

08/08/2023 17:22

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2023: \$1,718,444



Rooms: 3

Property Type: Townhouse (Res)

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



802/55 Islington St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 30/03/2023

Property Type: Apartment



2A/156 George St FITZROY 3065 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 25/02/2023

Property Type: Apartment



16/76 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,131,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

Account - Jellis Craig