

# 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

443 Fitzroy 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 \$1,175,000 & \$1,250,000

### Median sale price

Median price \$1,488,500 Property Type House Suburb Fitzroy

Period - From 01/07/2023 to 30/09/2023 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	13 Argyle St FITZROY 3065	\$1,300,000	28/10/2023
2	23c Grant St CLIFTON HILL 3068	\$1,220,000	16/09/2023
3	5/71 Rose St FITZROY 3065	\$1,150,000	28/10/2023

**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:

02/11/2023 09:49

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3   1   1

**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** Strata sqm approx**Agent Comments**

Recently repainted, refreshed and with new bathroom and kitchen updated this tri-level townhouse offers 3 bedrooms, central bathroom, 2nd powder room and its own lock up garage close to Brunswick St, Fitzroy Pool, Edinburgh Gardens, Trams 11 & 96, CBD.

**Indicative Selling Price**

\$1,175,000 - \$1,250,000

**Median House Price**

September quarter 2023: \$1,488,500

## Comparable Properties

**13 Argyle St FITZROY 3065 (REI)****Agent Comments**

3   2   -

**Price:** \$1,300,000**Method:** Auction Sale**Date:** 28/10/2023**Property Type:** House (Res)**23c Grant St CLIFTON HILL 3068 (REI)****Agent Comments**

3   2   1

**Price:** \$1,220,000**Method:** Auction Sale**Date:** 16/09/2023**Property Type:** Unit**5/71 Rose St FITZROY 3065 (REI)****Agent Comments**

2   1   2

**Price:** \$1,150,000**Method:** Auction Sale**Date:** 28/10/2023**Property Type:** Townhouse (Res)**Account - Jellis Craig**