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	

Indicative selling price

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

Range between \$1,175,000	&	\$1,250,000
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Median sale price

Median price	\$1,488,500	Pro	perty 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.

Ad	dress 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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> **Indicative Selling Price** \$1,175,000 - \$1,250,000 **Median House Price**

September quarter 2023: \$1,488,500

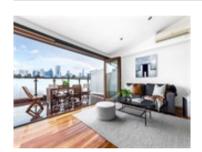
Rooms: 4

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.

Comparable Properties



13 Argyle St FITZROY 3065 (REI)

Price: \$1,300,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res)

Agent Comments

23c Grant St CLIFTON HILL 3068 (REI)

Price: \$1,220,000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

Agent Comments



5/71 Rose St FITZROY 3065 (REI)

Price: \$1,150,000 Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig



