# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/88 Rose Street, Fitzroy Vic 3065

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betwee	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths 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	2/76 Oxford St COLLINGWOOD 3066	\$1,250,000	06/12/2023
2	4 York PI FITZROY NORTH 3068	\$1,135,000	08/01/2024
3			

OR

**B**<sup>\*</sup> 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:

02/02/2024 13:44



5/88 Rose Street, Fitzroy Vic 3065



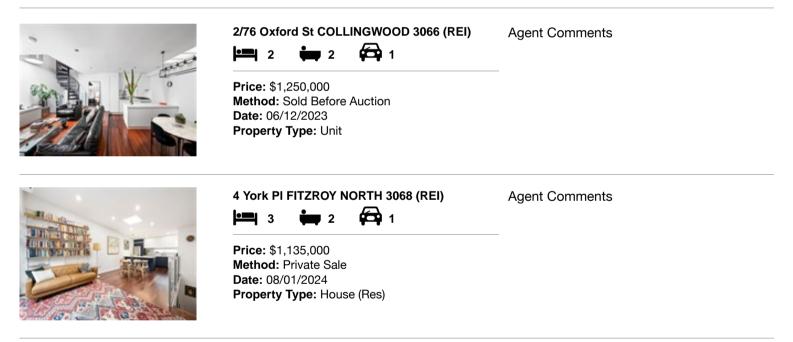




Property Type: Townhouse (Single) Agent Comments Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 Median Unit Price December quarter 2023: \$835,000

# **Comparable Properties**



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.

Account - Jellis Craig | P: 03 8415 6100

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