# 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

503/9 Smith Street, Fitzroy Vic 3065

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/10/2023	to	31/12/2023		So	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.

Add	dress of comparable property	Price	Date of sale
1	4/24 Tanner St RICHMOND 3121	\$665,000	18/11/2023
2	213/96 Charles St FITZROY 3065	\$630,000	24/11/2023
3	204/272 Young St FITZROY 3065	\$629,000	07/02/2024

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:

28/03/2024 14:19





Simon Shrimpton





Rooms: 2 Property Type: Unit Land Size: Strata sqm approx

Agent Comments

03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** December quarter 2023: \$835,000

High quality 1 bedroom NEO METRO apartment with east facing balcony and great views.

# **Comparable Properties**



4/24 Tanner St RICHMOND 3121 (REI)



Price: \$665,000 Method: Auction Sale Date: 18/11/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$630,000 Method: Sold Before Auction

1



Date: 24/11/2023 Property Type: Apartment

204/272 Young St FITZROY 3065 (REI)

213/96 Charles St FITZROY 3065 (REI)

1

**6** 1



Agent Comments

Price: \$629.000 Method: Sold Before Auction Date: 07/02/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100





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