

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 consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	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



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

Agent Comments

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

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2023: \$835,000

Comparable Properties



4/24 Tanner St RICHMOND 3121 (REI)

Agent Comments



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



213/96 Charles St FITZROY 3065 (REI)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: Apartment



204/272 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$629,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Apartment