

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

504/9 Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$752,200

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2024

to 31/03/2024

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	306/166 Gertrude St FITZROY 3065	\$1,070,000	23/04/2024
2	9/55-59 Moor St FITZROY 3065	\$1,070,000	11/11/2023
3	404/75 Argyle St FITZROY 3065	\$1,017,500	15/04/2024

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:

07/05/2024 10:47



Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

An amazing top-floor position on the prized north-east corner of an award-winning Neometro boutique building showcases all of the designer brilliance, expansive outdoors and panoramic views of this luxury 2 bedroom, 2 bathroom apartment.

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Unit Price

March quarter 2024: \$752,200

Comparable Properties



306/166 Gertrude St FITZROY 3065 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 23/04/2024
Property Type: Apartment



9/55-59 Moor St FITZROY 3065 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



404/75 Argyle St FITZROY 3065 (REI)

Agent Comments



Price: \$1,017,500
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment