

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

56 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,620,000 Property Type House 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 Sandeman PI FITZROY 3065	\$1,450,000	19/01/2024
2	14 University St CARLTON 3053	\$1,380,000	10/10/2023
3	3/60 Budd St COLLINGWOOD 3066	\$1,265,000	25/10/2023

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:

08/02/2024 09:11



2 2 1

Property Type: House
Land Size: 77 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2023: \$1,620,000

Comparable Properties



4 Sandeman PI FITZROY 3065 (REI)

3 2 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 19/01/2024
Property Type: House (Res)

Agent Comments
unknown land size



14 University St CARLTON 3053 (REI/VG)

2 2 1

Price: \$1,380,000
Method: Sold Before Auction
Date: 10/10/2023
Property Type: House (Res)
Land Size: 1363 sqm approx

Agent Comments
land size is incorrect, actual size unknown



3/60 Budd St COLLINGWOOD 3066 (REI/VG)

4 2 1

Price: \$1,265,000
Method: Private Sale
Date: 25/10/2023
Property Type: Townhouse (Single)

Agent Comments
82m2