

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

8/1 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$460,000 & \$490,000

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	107/10 Stanley St COLLINGWOOD 3066	\$503,000	16/10/2023
2	12/844 Lygon St CARLTON NORTH 3054	\$490,000	23/10/2023
3	27/355 Rathdowne St CARLTON 3053	\$485,000	15/12/2023

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:

15/03/2024 10:03

8/1 St David Street, Fitzroy Vic 3065



 1  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median Unit Price
December quarter 2023: \$835,000

Comparable Properties



107/10 Stanley St COLLINGWOOD 3066
(REI/VG)

Agent Comments

 1  1  1

Price: \$503,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment



12/844 Lygon St CARLTON NORTH 3054
(REI/VG)

Agent Comments

 1  1  1

Price: \$490,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: Unit



27/355 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 1  1  1

Price: \$485,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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