

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

8/226 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$995,000 & \$1,094,500

Median sale price

Median price \$820,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2023 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	5/88 Rose St FITZROY 3065	\$1,122,000	20/03/2024
2	23/7 Drewery La MELBOURNE 3000	\$1,115,000	24/04/2024
3	306/166 Gertrude St FITZROY 3065	\$1,070,000	23/04/2024

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: 16/05/2024 13:30



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$995,000 - \$1,094,500
Median Unit Price
Year ending March 2024: \$820,000

Comparable Properties



5/88 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 1 2

Price: \$1,122,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)



23/7 Drewery La MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$1,115,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment



306/166 Gertrude St FITZROY 3065 (REI)

Agent Comments

2 2 1

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

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733