

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

80 Webb Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$985,000 & \$1,080,000

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	418 George St FITZROY 3065	\$1,030,000	09/12/2023
2	330 Wellington St COLLINGWOOD 3066	\$1,002,000	14/10/2023
3			

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: 31/01/2024 14:31



Property Type: House (Previously Occupied - Detached)
Land Size: 139 sqm approx
Agent Comments

Indicative Selling Price
\$985,000 - \$1,080,000
Median House Price
December quarter 2023: \$1,620,000

Comparable Properties



418 George St FITZROY 3065 (REI)



Agent Comments

124m2

Price: \$1,030,000
Method: Private Sale
Date: 09/12/2023
Property Type: House



330 Wellington St COLLINGWOOD 3066 (REI/VG)



Agent Comments

Price: \$1,002,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 142 sqm approx

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.