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

91 ROSE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$1,650,000	&	\$1,750,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,484,000	Prop	erty type	House		Suburb	Fitzroy				
Period-from	01 Oct 2022	to	30 Sep 2	2023	Source		Corelogic				

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 6 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	
162 KERR STREET FITZROY VIC 3065	\$1,776,000	24-Jun-23	
FLOOR 1/372 GORE STREET FITZROY VIC 3065	\$1,838,000	16-Sep-23	
109 STATION STREET CARLTON VIC 3053	\$1,730,000	03-Jul-23	

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 6 months.

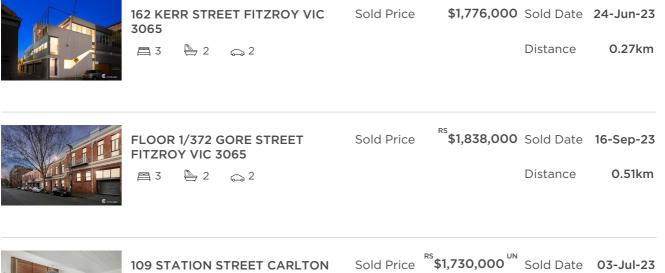
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109 STATION STREET CARLTON VIC 3053			N Sold Price	^{RS} \$1,730,000 ^{UN}	Sold Date	03-Jul-23
= 3	2	<u>⇔</u> 2			Distance	0.4km

RS = Recent sale UN = Undisclosed Sale

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