

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

41 Gertrude Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,400,000

House

X

Unit

Suburb Fitzroy

Period - From 01/07/2018

to 30/06/2019

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	26 Cambridge St COLLINGWOOD 3066	\$1,750,000	25/05/2019
2	536 Brunswick St FITZROY NORTH 3068	\$1,720,000	29/06/2019
3	62 Gore St FITZROY 3065	\$1,365,000	25/05/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending June 2019: \$1,400,000

Comparable Properties



26 Cambridge St COLLINGWOOD 3066 (REI) **Agent Comments**



Price: \$1,750,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)



536 Brunswick St FITZROY NORTH 3068 (REI) **Agent Comments**



Price: \$1,720,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 156 sqm approx



62 Gore St FITZROY 3065 (REI) **Agent Comments**



Price: \$1,365,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)