

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	41 Gertrude Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,400,000	Hou	use X	Ð	J nit		Suburb	Fitzroy
Period - From	01/07/2018	to	30/06/2019			Source	REIV	

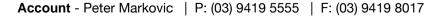
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

Price: \$1,750,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

-3

Property Type: House (Res)

Agent Comments



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)

Price: \$1,365,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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