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

32 Victoria Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,775,000	Pro	operty Type	Hou	se		Suburb	Fitzroy	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	60 Victoria St FITZROY 3065	\$1,100,000	23/12/2024
2	17 Davis st CARLTON NORTH 3054	\$1,155,000	23/11/2024
3	43 Leicester St FITZROY 3065	\$1,050,000	14/09/2024

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:

24/02/2025 17:02



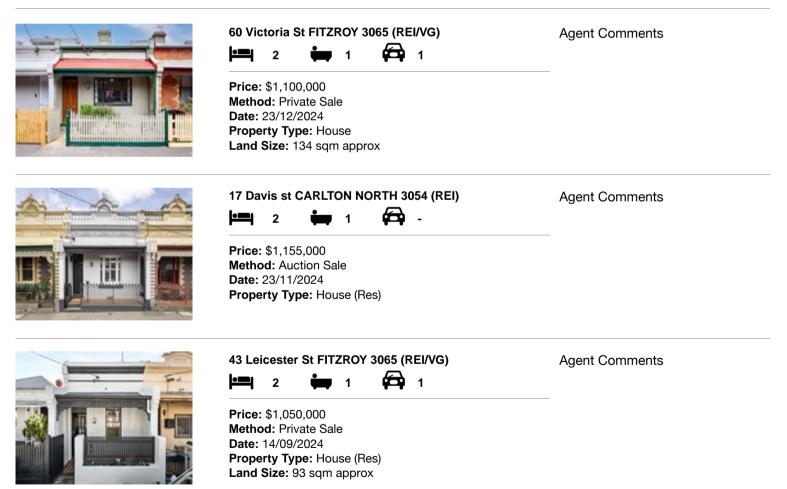






Rooms: 2 Property Type: House Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending December 2024: \$1,775,000

Comparable Properties



Account - VICPROP | P: 03 8888 1011



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