

405/185 Rose Street, Fitzroy Vic 3065



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

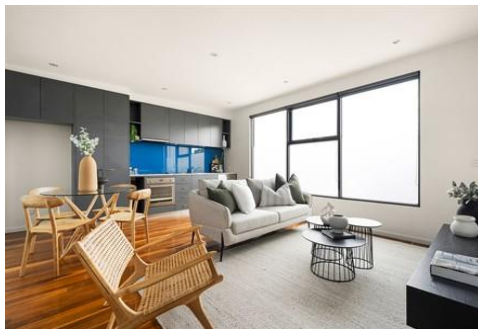
Indicative Selling Price

\$679,000

Median House Price

Year ending June 2022: \$854,000

Comparable Properties



6/228 Moor Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$680,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: Unit

Agent Comments: Similar location, same accommodation & condition



14/262 Barkly Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car

Price: \$668,000

Method: Private Sale

Date: 08/09/2022

Property Type: Apartment

Agent Comments: Similar location, same accommodation, superior location



107/69 Victoria Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car

Price: \$620,000

Method: Sold Before Auction

Date: 25/08/2022

Property Type: Unit

Agent Comments: Similar location, same accommodation, & style

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

405/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$679,000

Median sale price

Median price

\$854,000

Unit

x

Suburb

Fitzroy

Period - From

01/07/2021

to

30/06/2022

Source

REIV

Comparable property sales

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
6/228 Moor Street, FITZROY 3065	\$680,000	17/06/2022
14/262 Barkly Street, FITZROY NORTH 3068	\$668,000	08/09/2022
107/69 Victoria Street, FITZROY 3065	\$620,000	25/08/2022

This Statement of Information was prepared on:

29/09/2022 13:50