

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

106b Greeves Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$1,260,000

Median sale price

Median price

\$759,000

Property Type

Unit

Suburb

Fitzroy

Period - From

01/07/2022

to

30/09/2022

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	330a Young St FITZROY 3065	\$1,377,500	05/09/2022
2	191 Victoria Pde FITZROY 3065	\$1,307,000	03/09/2022
3	10 Brookes Cr FITZROY NORTH 3068	\$1,200,000	27/04/2022

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:

19/10/2022 13:41



3 1.5 2

Property Type: Townhouse

Land Size: 114 sqm approx

Agent Comments

Comparable Properties



330a Young St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$1,377,500

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 98 sqm approx



191 Victoria Pde FITZROY 3065 (REI)

Agent Comments

3 2 1

Price: \$1,307,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)



10 Brookes Cr FITZROY NORTH 3068 (REI/VG) **Agent Comments**

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 27/04/2022

Property Type: House (Res)

Land Size: 151 sqm approx