

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

B105/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$710,000 & \$760,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2022 to 30/06/2022 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	41/26 Victoria St FITZROY 3065	\$798,400	28/04/2022
2	307/122 Roseneath St CLIFTON HILL 3068	\$740,000	07/06/2022
3	211/353 Napier St FITZROY 3065	\$715,000	26/03/2022

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:

09/08/2022 10:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$710,000 - \$760,000

Median Unit Price

June quarter 2022: \$825,000

Comparable Properties



41/26 Victoria St FITZROY 3065 (REI)

Agent Comments

2 1 2

Price: \$798,400

Method: Private Sale

Date: 28/04/2022

Property Type: Apartment



307/122 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Private Sale

Date: 07/06/2022

Property Type: Apartment



211/353 Napier St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 26/03/2022

Property Type: Apartment

Account - Love & Co