

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

12 Garryowen Lane, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,575,000 Property Type House Suburb Fitzroy

Period - From 01/04/2021 to 30/06/2021 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	158-160 Fitzroy St FITZROY 3065	\$1,850,000	20/04/2021
2	6/120 Queens Pde FITZROY NORTH 3068	\$1,800,000	10/04/2021
3	5 Liverpool St FITZROY NORTH 3068	\$1,950,000	08/04/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/08/2021 10:08



3 2.5 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Immediately overlooking Garryowen Park on a quiet cul-de-sac with a direct drive-in double garage, this outstanding 3 bedroom, 2.5 bathroom residence is perfectly staged over 4 compelling levels showcasing a sophisticated, high-end contemporary milieu.

Comparable Properties



158-160 Fitzroy St FITZROY 3065 (REI)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Private Sale

Date: 20/04/2021

Property Type: House



6/120 Queens Pde FITZROY NORTH 3068 (REI) **Agent Comments**

3 2 1

Price: \$1,800,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)



5 Liverpool St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,950,000

Method: Sold Before Auction

Date: 08/04/2021

Rooms: 5

Property Type: House (Res)

Land Size: 220 sqm approx