# 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	cons	sumer.vic.go	v.au/	/underquot	ing			
Range betwee	\$1,800,000		&		\$1,900,000				
Median sale p	rice								
Median price	\$1,575,000	Pro	operty Type	Hou	se		Suburb	Fitzroy	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ado	dress 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





Simon Shrimpton 03 8415 6100 0411 889 577





Rooms: 4 Property Type: Townhouse Agent Comments simonshrimpton@jelliscraig.com.au Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price

June quarter 2021: \$1,575,000

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)



Price: \$1,850,000 Method: Private Sale Date: 20/04/2021 Property Type: House Agent Comments



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



Price: \$1,800,000 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res)



5 Liverpool St FITZROY NORTH 3068 (REI)



Price: \$1,950,000 Method: Sold Before Auction Date: 08/04/2021 Rooms: 5 Property Type: House (Res) Land Size: 220 sqm approx Agent Comments

Account - Jellis Craig





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.