

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

106/6 Rochester Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$1,115,450 Property Type Unit Suburb Fitzroy

Period - From 01/07/2021 to 30/09/2021 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	26/5 St David St FITZROY 3065	\$586,500	20/05/2021
2	509/338 Gore St FITZROY 3065	\$557,500	18/08/2021
3	14/1 James St FITZROY 3065	\$545,000	11/10/2021

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:

29/10/2021 12:22

106/6 Rochester Street, Fitzroy Vic 3065

Lisa Roberts

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Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

September quarter 2021: \$1,115,450



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Property Type: Sustainable apartment

Agent Comments

Comparable Properties



26/5 St David St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$586,500

Method: Auction Sale

Date: 20/05/2021

Property Type: Apartment

509/338 Gore St FITZROY 3065 (VG)

Agent Comments

1 - -

Price: \$557,500

Method: Sale

Date: 18/08/2021

Property Type: Strata Unit/Flat



14/1 James St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$545,000

Method: Sold Before Auction

Date: 11/10/2021

Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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