

# 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

104/41 Kerr Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	106/239 Napier St FITZROY 3065	\$612,000	19/10/2023
2	5/40 Moor St FITZROY 3065	\$567,500	28/10/2023
3	601/338 Gore St FITZROY 3065	\$561,000	23/11/2023

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:

02/02/2024 10:20



1 bed 1 bath 1 car

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

December quarter 2023: \$835,000

## Comparable Properties



106/239 Napier St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$612,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Apartment

5/40 Moor St FITZROY 3065 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$567,500

Method: Auction Sale

Date: 28/10/2023

Property Type: Apartment



601/338 Gore St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$561,000

Method: Private Sale

Date: 23/11/2023

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951