

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

5/45 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	7/144 Rose St FITZROY 3065	\$1,390,000	19/10/2021
2	92 Victoria St FITZROY 3065	\$1,340,000	24/08/2021
3	7/26 Victoria St FITZROY 3065	\$1,300,000	10/07/2021

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:

27/10/2021 15:48



Property Type: Flat
Land Size: 2408.423 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 September quarter 2021: \$1,115,450

Comparable Properties



7/144 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$1,390,000
Method: Auction Sale
Date: 19/10/2021
Property Type: Townhouse (Res)



92 Victoria St FITZROY 3065 (REI)

Agent Comments



Price: \$1,340,000
Method: Sold Before Auction
Date: 24/08/2021
Property Type: Townhouse (Res)



7/26 Victoria St FITZROY 3065 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)

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