Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$900,000 & \$990,000	Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$735,000	Pro	perty Type Ur	it		Suburb	Fitzroy
Period - From	01/04/2024	to	30/06/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	902/75 Wellington St COLLINGWOOD 3066	\$1,030,000	21/08/2024
2	3/170 Oxford St COLLINGWOOD 3066	\$1,070,000	17/08/2024
3	27/86 Queens Pde FITZROY NORTH 3068	\$900,000	18/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/08/2024 15:07



WHITEFOX

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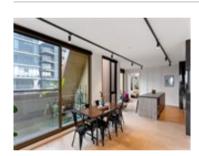
> Indicative Selling Price \$900,000 - \$990,000 Median Unit Price June quarter 2024: \$735,000





Property Type: Apartment Agent Comments

Comparable Properties



902/75 Wellington St COLLINGWOOD 3066

(REI)

4 3

2

Price: \$1,030,000 **Method:** Private Sale **Date:** 21/08/2024

Property Type: Apartment

Agent Comments

Great comparable as both properties are three bedroom apartments with modern features.



3/170 Oxford St COLLINGWOOD 3066 (REI)

'— 3





Price: \$1,070,000 Method: Auction Sale Date: 17/08/2024

Property Type: Apartment

Agent Comments

Great comparable as both properties are three bed two bath, modern apartments. Even though 3/170 Oxford Street is located in the next suburb, we still believe it is a strong comparable.



27/86 Queens Pde FITZROY NORTH 3068

(REI/VG)



2



Price: \$900,000 **Method:** Private Sale **Date:** 18/03/2024

Property Type: Apartment

Agent Comments

Great comparable as both properties are high end three bed apartments located in the Fitzroy area.

Account - Whitefox Real Estate | P: 96459699



