

# 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

14/205 Johnston 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 \$900,000 & \$990,000

### Median sale price

Median price \$735,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2024 to 30/06/2024 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 | 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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/08/2024 15:07

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3 2 2

**Property Type:** Apartment  
**Agent Comments**

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

## Comparable Properties



**902/75 Wellington St COLLINGWOOD 3066 (REI)**

3 2 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 2 1

**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)**

3 2 1

**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



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