

B403/175-185 Rose Street, Fitzroy Vic 3065



2 Bed 1 Bath 1 Car

Rooms: 1

Property Type: Apartment

Land Size: 61 sqm internal 16 sqm balcony approx

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending March 2023: \$805,000

Comparable Properties



38/1 St David Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car

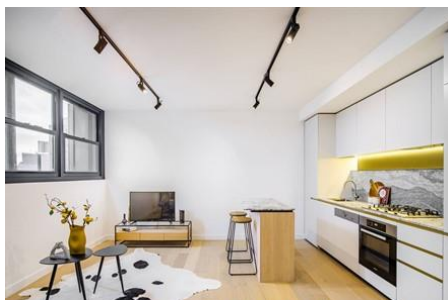
Price: \$655,000

Method: Private Sale

Date: 15/04/2023

Property Type: Apartment

Agent Comments: Similar location, inferior building, same accommodation



107/316 Johnston Street, Abbotsford 3067 (VG)

2 Bed 2 Bath 1 Car

Price: \$650,000

Method: Sale

Date: 29/05/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments: Similar location, inferior position, same accommodation, superior finishes recently completed



51/1 St David Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$617,500

Method: Private Sale

Date: 14/01/2023

Property Type: Apartment

Agent Comments: Similar location, inferior building, same accommodation, inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

B403/175-185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$805,000 Unit x Suburb Fitzroy

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales

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
38/1 St David Street, FITZROY 3065	\$655,000	15/04/2023
107/316 Johnston Street, ABBOTSFORD 3067	\$650,000	29/05/2023
51/1 St David Street, FITZROY 3065	\$617,500	14/01/2023

This Statement of Information was prepared on:

27/06/2023 14:45