

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

205/44 BRUNSWICK STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

10/122-128 SACKVILLE STREET COLLINGWOOD VIC 3066	\$410,000	21-May-24
306/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$380,000	02-Apr-24
414/8 GARFIELD STREET RICHMOND VIC 3121	\$370,500	27-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 29 May 2024



**10/122-128 SACKVILLE STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

^{RS} **\$410,000**

Sold Date **21-May-24**

Distance **1.45km**



**306/60 ISLINGTON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price

\$380,000

Sold Date **02-Apr-24**

Distance **1.21km**



**414/8 GARFIELD STREET
 RICHMOND VIC 3121**

 1  1  1

Sold Price

\$370,500

Sold Date **27-Mar-24**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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