

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

3/2-20 KERR 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

\$1,760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Oct 2023

to

30 Sep 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

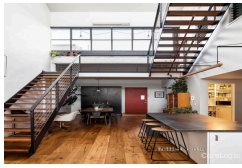
Date of sale

19/156 ROSE STREET FITZROY VIC 3065	\$1,780,000	22-Jun-24
210 YOUNG STREET FITZROY VIC 3065	\$1,850,000	29-Jun-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: 21 October 2024



19/156 ROSE STREET FITZROY VIC 3065 Sold Price **\$1,780,000** Sold Date **22-Jun-24**

 3  2  1

Distance **0.52km**



210 YOUNG STREET FITZROY VIC 3065 Sold Price ^{RS} **\$1,850,000** Sold Date **29-Jun-24**

 3  2  2

Distance **0.59km**

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

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