

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

8/1 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$457,500

Median sale price

Median price \$820,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2023

to 31/03/2024

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	107/470 Smith St COLLINGWOOD 3066	\$485,000	31/01/2024
2	2/9-11 York St FITZROY NORTH 3068	\$475,000	16/03/2024
3	203/36 Bedford St COLLINGWOOD 3066	\$448,000	01/03/2024

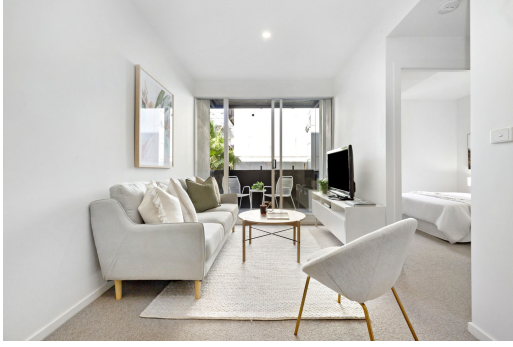
OR

~~**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:

13/04/2024 11:51

8/1 St David Street, Fitzroy Vic 3065



1 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$457,500
Median Unit Price
Year ending March 2024: \$820,000

Comparable Properties



107/470 Smith St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 1 1

Price: \$485,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment



2/9-11 York St FITZROY NORTH 3068 (REI)

Agent Comments

1 1 1

Price: \$475,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit



203/36 Bedford St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$448,000
Method: Private Sale
Date: 01/03/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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