

# 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

202/160 Argyle 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 \$400,000 & \$440,000

### Median sale price

Median price \$790,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2023 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	22/176 Smith St COLLINGWOOD 3066	\$425,000	13/07/2024
2	9/22 Stanley St COLLINGWOOD 3066	\$425,000	05/06/2024
3	107/31 Napoleon St COLLINGWOOD 3066	\$440,000	15/04/2024

**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 10:31



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**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$400,000 - \$440,000  
**Median Unit Price**  
 Year ending June 2024: \$790,000

## Comparable Properties



**22/176 Smith St COLLINGWOOD 3066 (VG)**

Agent Comments

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**Price:** \$425,000  
**Method:** Sale  
**Date:** 13/07/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit



**9/22 Stanley St COLLINGWOOD 3066 (VG)**

Agent Comments

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**Price:** \$425,000  
**Method:** Sale  
**Date:** 05/06/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit

**107/31 Napoleon St COLLINGWOOD 3066 (VG)**

Agent Comments

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**Price:** \$440,000  
**Method:** Sale  
**Date:** 15/04/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788