

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2-20 Kerr Street Fitzroy VIC 3065
---------------------------------------------	-----------------------------------

Indicative selling price

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

Unit type or class	Single price	Lower price	Higher price
Two-bedroom townhouses	Or range between	\$1,269,000	& \$1,349,000
Three-bedroom townhouses	Or range between	\$1,599,000	& \$1,999,000

Suburb unit median sale price

Median price	\$1,710,000	Suburb	Fitzroy
Period - From	01 Jan 2024	To	30 June 2024
Source	REA		

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class	Address of comparable unit	Price	Date of sale
E.g. One bedroom units			
	1	\$	
	2	\$	
	3	\$	

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 10 September 2024