

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/56 St David Street, Fitzroy Vic 3065
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
Range between	\$1,300,000	&	\$1,400,000

#### Median sale price

Median price	\$1,720,000	Hou	use X	Unit		Suburb	Fitzroy
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

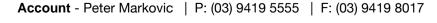
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	176 Kerr St FITZROY 3065	\$1,450,000	02/10/2018
2	4 James St FITZROY 3065	\$1,400,000	09/03/2019
3	69 St Georges Rd FITZROY NORTH 3068	\$1,360,000	09/03/2019

#### 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.







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Rooms:

Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,300,000 - \$1,400,000 **Median House Price** December quarter 2018: \$1,720,000

## Comparable Properties



176 Kerr St FITZROY 3065 (REI)

Price: \$1,450,000 Method: Private Sale Date: 02/10/2018

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 



4 James St FITZROY 3065 (REI)

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Price: \$1,400,000 Method: Auction Sale Date: 09/03/2019

Rooms: -

Property Type: House (Res)

Agent Comments



69 St Georges Rd FITZROY NORTH 3068 (REI) Agent Comments

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Price: \$1,360,000 Method: Private Sale Date: 09/03/2019

Rooms: -

Property Type: House

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