

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

207/41 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	8/41 Kerr St FITZROY 3065	\$890,000	23/12/2023
2	203/3 York St FITZROY NORTH 3068	\$870,000	12/01/2024
3	108/272 Young St FITZROY 3065	\$860,000	02/03/2024

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:

22/03/2024 09:28

207/41 Kerr Street, Fitzroy Vic 3065



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$840,000 - \$880,000
Median Unit Price
December quarter 2023: \$835,000

Comparable Properties



8/41 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

 2  2  1

Price: \$890,000
Method: Private Sale
Date: 23/12/2023
Property Type: Apartment



203/3 York St FITZROY NORTH 3068 (REI)

Agent Comments

 2  2  1

Price: \$870,000
Method: Private Sale
Date: 12/01/2024
Property Type: Apartment



108/272 Young St FITZROY 3065 (REI)

Agent Comments

 2  2  1

Price: \$860,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

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



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