

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

67 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$1,385,000

Median sale price

Median price

\$1,560,000

Property Type

House

Suburb

Fitzroy

Period - From

01/01/2022

to

31/03/2022

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	106 Charles St FITZROY 3065	\$1,350,000	04/06/2022
2	121 Moor St FITZROY 3065	\$1,300,000	04/06/2022
3	21 Vere St COLLINGWOOD 3066	\$1,275,000	21/06/2022

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:

12/07/2022 15:05



Property Type: House (Previously Occupied - Detached)

Land Size: 137 sqm approx

Agent Comments

House is almost unlivable and requires major renovation. Great facade / northern orientation does offer the 3rd bedroom

Comparable Properties



106 Charles St FITZROY 3065 (REI)



Agent Comments

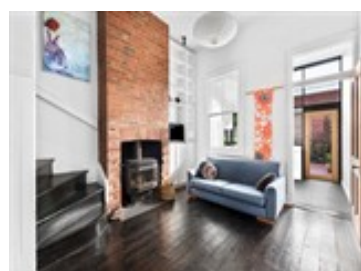
land size approx 96sqm - far superior condition

Price: \$1,350,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House



121 Moor St FITZROY 3065 (REI)



Agent Comments

land approx 62 - livable condition

Price: \$1,300,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)



21 Vere St COLLINGWOOD 3066 (REI)



Agent Comments

land - approx 130sqm - home was requiring minimal work

Price: \$1,275,000

Method: Private Sale

Date: 21/06/2022

Property Type: House