

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

103/81 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$475,000 & \$495,000

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	601/338 Gore St FITZROY 3065	\$561,000	23/11/2023
2	401/424 Gore St FITZROY 3065	\$538,500	17/02/2024
3	315/338 Gore St FITZROY 3065	\$500,000	10/11/2023

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:

03/04/2024 07:35



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$495,000

Median Unit Price

December quarter 2023: \$835,000

Comparable Properties



601/338 Gore St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$561,000

Method: Private Sale

Date: 23/11/2023

Property Type: Unit



401/424 Gore St FITZROY 3065 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$538,500

Method: Private Sale

Date: 17/02/2024

Property Type: Apartment



315/338 Gore St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$500,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951