

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

247 Gertrude Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,522,000

Property Type

House

Suburb

Fitzroy

Period - From

01/10/2020

to

31/12/2020

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	122 Gertrude St FITZROY 3065	\$2,315,000	22/12/2020
2	77 Gertrude St FITZROY 3065	\$1,700,000	19/11/2020
3	159 Brunswick St FITZROY 3065	\$1,380,000	18/12/2020

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:

09/03/2021 15:17

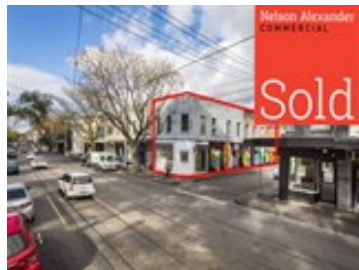


Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000

Median House Price
December quarter 2020: \$1,522,000

Comparable Properties



122 Gertrude St FITZROY 3065 (REI)

Agent Comments



Price: \$2,315,000
Method: Private Sale
Date: 22/12/2020
Property Type: Shop
Land Size: 142 sqm approx



77 Gertrude St FITZROY 3065 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 19/11/2020
Property Type: House (Res)
Land Size: 114 sqm approx



159 Brunswick St FITZROY 3065 (REI)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 18/12/2020
Property Type: Shop
Land Size: 112 sqm approx