

303/81 Argyle Street, Fitzroy Vic 3065



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$479,000
Median House Price
 Year ending September 2024:
 \$758,500

Comparable Properties



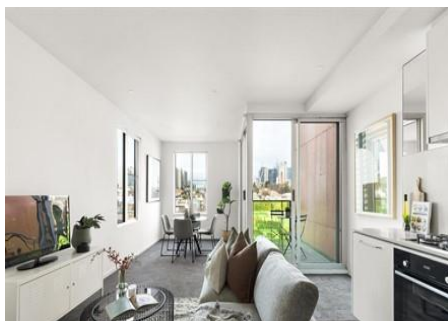
415/158 Smith Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car
Price: \$480,000
Method: Private Sale
Date: 24/09/2024
Property Type: Apartment
Agent Comments: Similar unit in boutique main road development



306/81 Argyle Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$485,000
Method: Private Sale
Date: 12/07/2024
Property Type: Apartment
Agent Comments: Comparable unit in same complex



405/69 Victoria Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$520,000
Method: Sold Before Auction
Date: 28/06/2024
Property Type: Apartment
Agent Comments: Similar unit in well regarded development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

303/81 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$758,500

Unit

x

Suburb

Fitzroy

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

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
415/158 Smith Street, COLLINGWOOD 3066	\$480,000	24/09/2024
306/81 Argyle Street, FITZROY 3065	\$485,000	12/07/2024
405/69 Victoria Street, FITZROY 3065	\$520,000	28/06/2024

This Statement of Information was prepared on:

29/10/2024s