

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

202/41 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$867,500

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2023

to

31/03/2023

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	103/27 Groom St CLIFTON HILL 3068	\$850,000	01/04/2023
2	219 Moor St FITZROY 3065	\$831,000	23/04/2023
3	2/343 Wellington St COLLINGWOOD 3066	\$830,000	18/05/2023

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:

14/06/2023 12:07

202/41 Kerr Street, Fitzroy Vic 3065



Antony Harbor

8415 6100

0406 585 435

antonyharbor@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

March quarter 2023: \$867,500



2 2 2

Property Type: Apartment

Land Size: 79 sqm approx

Agent Comments

Comparable Properties



103/27 Groom St CLIFTON HILL 3068 (REI/VG) Agent Comments

2 2 2

Price: \$850,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit



219 Moor St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$831,000

Method: Private Sale

Date: 23/04/2023

Property Type: Unit



2/343 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$830,000

Method: Private Sale

Date: 18/05/2023

Property Type: Apartment

Land Size: 110 sqm approx

Account - Jellis Craig



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