## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale pr	rice							
Median price	\$867,500	Pro	operty Type	Unit			Suburb	Fitzroy
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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







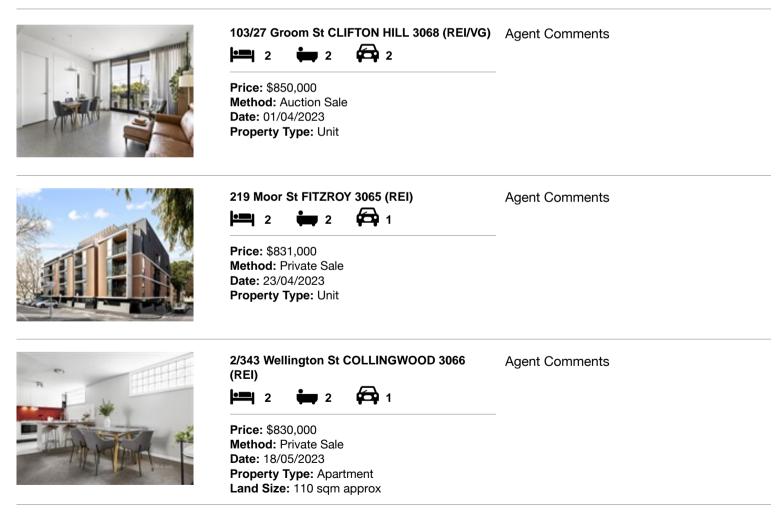


**Property Type:** Apartment **Land Size:** 79 sqm approx Agent Comments

Antony Harbor 8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

> Indicative Selling Price \$800,000 - \$850,000 Median Unit Price March quarter 2023: \$867,500

# **Comparable Properties**



#### Account - Jellis Craig



Propertydata

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