

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

404/181 SMITH STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

10/76 OXFORD STREET COLLINGWOOD VIC 3066	\$915,000	04-May-24
109/239 NAPIER STREET FITZROY VIC 3065	\$860,000	23-Feb-24
5/52 BRUNSWICK STREET FITZROY VIC 3065	\$842,500	10-Apr-24

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 6 months.

This Statement of Information was prepared on: 04 July 2024

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**10/76 OXFORD STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

RS

\$915,000Sold Date **04-May-24**Distance **0.19km**

**109/239 NAPIER STREET FITZROY
VIC 3065**

2 1 1

Sold Price

\$860,000Sold Date **23-Feb-24**Distance **0.45km**

**5/52 BRUNSWICK STREET
FITZROY VIC 3065**

2 1 1

Sold Price

\$842,500Sold Date **10-Apr-24**Distance **0.56km**

**323/416-428 GORE STREET
FITZROY VIC 3065**

2 1 2

Sold Price

\$870,000Sold Date **13-Apr-24**Distance **0.79km**

**9/26 VICTORIA STREET FITZROY
VIC 3065**

2 1 1

Sold Price

\$835,000Sold Date **02-May-24**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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