

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

201/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$480,000 & \$500,000

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	412/88 Cambridge St COLLINGWOOD 3066	\$510,000	06/04/2023
2	102/9 Little Oxford St COLLINGWOOD 3066	\$507,000	25/05/2023
3	106/75 Wellington St COLLINGWOOD 3066	\$470,000	29/04/2023

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:

23/06/2023 13:48

Simon Shrimpton

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0411 889 577

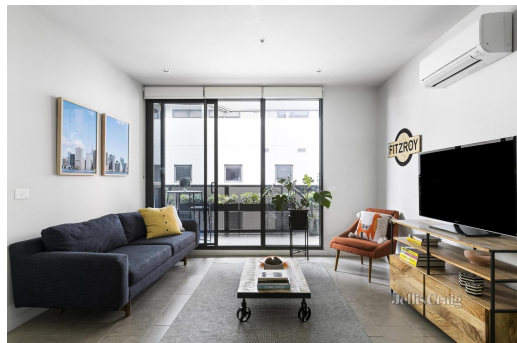
simonshrimpton@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

March quarter 2023: \$867,500



1 1 1

Rooms: 2**Property Type:** Apartment**Land Size:** Strata sqm approx**Agent Comments**

The stunning size and style of this huge 1 bedroom apartment is a fantastic surprise beyond the heritage façade of a Rothelowman architect-designed setting by Smith Street. 'Cherry' is a top-class boutique building in the heart of dynamic Fitzroy where this brilliant contemporary apartment offers a world of designer excellence in easily-managed environs

Comparable Properties

**412/88 Cambridge St COLLINGWOOD 3066 (REI)****Agent Comments**

1 1 1

Price: \$510,000**Method:** Private Sale**Date:** 06/04/2023**Property Type:** Apartment**102/9 Little Oxford St COLLINGWOOD 3066 (REI)****Agent Comments**

1 1 1

Price: \$507,000**Method:** Private Sale**Date:** 25/05/2023**Property Type:** Apartment**106/75 Wellington St COLLINGWOOD 3066 (REI)****Agent Comments**

1 1 1

Price: \$470,000**Method:** Private Sale**Date:** 29/04/2023**Property Type:** Apartment**Account - Jellis Craig**