

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

106/176 ARGYLE 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Mar 2023

to

29 Feb 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

3/103 ROSE STREET FITZROY VIC 3065	\$765,000	27-Sep-23
3/5-7 NAPOLEON STREET COLLINGWOOD VIC 3066	\$705,000	12-Dec-23
51/183 KERR STREET FITZROY VIC 3065	\$840,000	07-Dec-23

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: 06 March 2024

**3/103 ROSE STREET FITZROY VIC
3065**

Sold Price

\$765,000

Sold Date

27-Sep-23

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Distance

0.3km**3/5-7 NAPOLEON STREET
COLLINGWOOD VIC 3066**

Sold Price

\$705,000

Sold Date

12-Dec-23

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Distance

0.48km**51/183 KERR STREET FITZROY VIC
3065**

Sold Price

\$840,000

Sold Date

07-Dec-23

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Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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