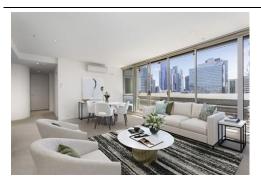
51/1 St David Street, Fitzroy Vic 3065



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$639,000 Median House Price Year ending September 2022: \$820,000

Comparable Properties



908/118 Russell Street, Melbourne 3000 (REI)

2 Bed 1 Bath 1 Car Price: \$665,000 Method: Auction Sale Date: 19/11/2022

Property Type: Apartment

Agent Comments: Larger property, superior location,

superior condition



504/11 Reid Street, Fitzroy North 3068 (REI)

2 Bed 2 Bath 1 Car Price: \$660,000

Method: Sold Before Auction

Date: 14/11/2022

Property Type: Apartment

Agent Comments: Larger property, superior location,

superior condition



1/109 Oxford Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car Price: \$603,000 Method: Private Sale Date: 21/11/2022

Property Type: Apartment

Agent Comments: Smaller property, similar condition,

similar location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered	for sale
Address	
Including suburb or	51/1 St David Street, Fitzroy Vic 3065
locality and postcode	

Indicative selling price

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

Single Price	\$639,000
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Median sale price

Median price	\$820,000		Unit	K	Suburb	Fitzroy	′	
Period - From	01/10/2021	to	30/09/202	22	S	Source	REIV	

Comparable property sales

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
908/118 Russell Street, MELBOURNE 3000	\$665,000	19/11/2022
504/11 Reid Street, FITZROY NORTH 3068	\$660,000	14/11/2022
1/109 Oxford Street, COLLINGWOOD 3066	\$603,000	21/11/2022

This Statement of Information was prepared on:	05/12/2022 12:07
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