

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

2/175 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$970,000

&

\$1,030,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Fitzroy

Period - From 01/10/2022

to 31/12/2022

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	4/52-54 Young St FITZROY 3065	\$1,100,000	28/11/2022
2	14/115 Oxford St COLLINGWOOD 3066	\$1,035,000	03/09/2022
3	111/239 Napier St FITZROY 3065	\$1,012,000	10/12/2022

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:

20/02/2023 11:57



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$970,000 - \$1,030,000

Median Unit Price

December quarter 2022: \$850,000

Comparable Properties



4/52-54 Young St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 28/11/2022

Property Type: Unit



14/115 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$1,035,000

Method: Auction Sale

Date: 03/09/2022

Property Type: Apartment



111/239 Napier St FITZROY 3065 (REI)

Agent Comments

2 1 1

Price: \$1,012,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Unit