

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2-20 Kerr Street Fitzroy VIC 3065

Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
Two-bedroom townhouses		Or range between	\$1,269,000	&	\$1,349,000
Three-bedroom townhouses		Or range between	\$1,599,000	&	\$1,999,000

Suburb unit median sale price

Median price

\$1,710,000

Suburb

Fitzroy

Period - From

01 Jan 2024

To

30 June 2024

Source

REA

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	1	\$	
	2	\$	
	3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

10 September 2024