

# 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 302/45 Rose Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,025,000 & \$1,100,000

### Median sale price

Median price \$758,500 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 30/09/2024 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	504/75 Argyle St FITZROY 3065	\$1,030,000	18/10/2024
2	105/21 Rose St FITZROY 3065	\$1,030,000	12/06/2024
3	9/19 Victoria St FITZROY 3065	\$1,030,000	14/05/2024

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: 13/11/2024 11:17

302/45 Rose Street, Fitzroy Vic 3065



 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,025,000 - \$1,100,000  
**Median Unit Price**  
Year ending September 2024: \$758,500

## Comparable Properties



**504/75 Argyle St FITZROY 3065 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 18/10/2024  
**Property Type:** Apartment



**105/21 Rose St FITZROY 3065 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** Apartment



**9/19 Victoria St FITZROY 3065 (REI/VG)**

**Agent Comments**

 2  2  2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Unit

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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