

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

4/43 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$672,000 House Unit X Suburb Fitzroy

Period - From 01/07/2018 to 30/09/2018 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	1/5 Berry St CLIFTON HILL 3068	\$666,000	24/11/2018
2	31/140 Queens Pde FITZROY NORTH 3068	\$630,000	19/10/2018
3	9/3 Lytton St CARLTON 3053	\$610,000	24/09/2018

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.



 2  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
September quarter 2018: \$672,000

Comparable Properties



1/5 Berry St CLIFTON HILL 3068 (REI)

Agent Comments

 2  1  1

Price: \$666,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Apartment



31/140 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments

 2  1  1

Price: \$630,000
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: Apartment



9/3 Lytton St CARLTON 3053 (REI)

Agent Comments

 2  1  2

Price: \$610,000
Method: Sold Before Auction
Date: 24/09/2018
Rooms: -
Property Type: Apartment