

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

GROUND FLOOR/25 SMITH STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$3,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

Business

Suburb

Fitzroy

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

301/9 SMITH STREET FITZROY VIC 3065	\$1,575,000	28-May-22
7/45 MOOR STREET FITZROY VIC 3065	\$1,315,000	30-Jul-22
305/272 YOUNG STREET FITZROY VIC 3065	\$1,475,000	21-May-22

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 6 months.~~

This Statement of Information was prepared on: 18 October 2022



301/9 SMITH STREET FITZROY VIC 3065 Sold Price **\$1,575,000** Sold Date **28-May-22**

 2  2  2

Distance **0.04km**



7/45 MOOR STREET FITZROY VIC 3065 Sold Price **\$1,315,000** Sold Date **30-Jul-22**

 3  2  1

Distance **0.94km**



305/272 YOUNG STREET FITZROY VIC 3065 Sold Price **\$1,475,000** Sold Date **21-May-22**

 2  2  2

Distance **1.01km**



401/300 YOUNG STREET FITZROY VIC 3065 Sold Price **\$1,489,999** Sold Date **30-Apr-22**

 2  2  2

Distance **1.17km**



22/156 ROSE STREET FITZROY VIC 3065 Sold Price ^{RS} **\$1,390,000** ^{UN} Sold Date **02-Jul-22**

 2  2  1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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