

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	5 Hargreaves Street, FITZROY VIC 3065
Including suburb & postcode	

Indicative selling price

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

Single price	\$2,750,000	or range between	X	&	X
--------------	-------------	------------------	---	---	---

Median sale price

Median price	\$1,517,500	Property type	House	Suburb	FITZROY
Period - From	01/04/2022	to	31/03/2023	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.

1. 8 Garryowen Lane, Fitzroy	\$2,276,000	01/04/23	4	2	1
2. 72 Bell Street, Fitzroy	\$2,550,000	01/04/23	4	2	1
3. 14 Hanover Street, Fitzroy	\$3,005,000	03/03/23	4	3	1

This Statement of Information was prepared on: 15/06/2023

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 60 Nicholson Street, Fitzroy	\$2,700,000	13/02/23	6	3	2
5. 390 Gore Street, Fitzroy	\$2,250,000	26/11/22	4	2	1
6. 78 Webb Street, Fitzroy	\$4,360,001	24/10/22	6	4	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$2,000 / \$8,690.48

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$4,783.11	\$641.43	N/A	\$5,424.54

Size	Year Built	Complex/Block	Facilities
300m2 incl. Garage & Terrace	1918	N/A	N/A

Owners Corporation	Chattels
N/A	All fixed floor coverings, electric light fittings, window furnishings & fridge/freezer as inspected

Building	Sale Method	Terms
N/A	Private Sale	10% Deposit - Settlement 30/60/90 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.