

# 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

63 King William 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

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,715,000

Property Type

House

Suburb

Fitzroy

Period - From

01/01/2023

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.

	Address of comparable property	Price	Date of sale
1	111 Greeves St FITZROY 3065	\$1,724,000	18/03/2023
2	17 Greeves St FITZROY 3065	\$1,720,000	21/02/2023
3	58 Young St FITZROY 3065	\$1,715,000	25/02/2023

**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:

22/05/2023 12:31

Antony Woodley

8415 6100

0421 286 741

antonywoodley@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

March quarter 2023: \$1,715,000



**Property Type:** House (Res)

**Land Size:** 118 sqm approx

Agent Comments

## Comparable Properties



**111 Greeves St FITZROY 3065 (REI)**



Agent Comments

143 sqm approx.

**Price:** \$1,724,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)



**17 Greeves St FITZROY 3065 (REI/VG)**



Agent Comments

**Price:** \$1,720,000

**Method:** Sold Before Auction

**Date:** 21/02/2023

**Property Type:** House (Res)

**Land Size:** 143 sqm approx



**58 Young St FITZROY 3065 (REI/VG)**



Agent Comments

**Price:** \$1,715,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 175 sqm approx

**Account - Jellis Craig**