## 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									
Range betweer	n \$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$1,715,000	Property Type Ho		Ηοι	use		Suburb	Fitzroy	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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



### 63 King William Street, Fitzroy Vic 3065







Property Type: House (Res) Land Size: 118 sqm approx Agent Comments Antony Woodley 8415 6100 0421 286 741 antonywoodley@jelliscraig.com.au

> Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price March quarter 2023: \$1,715,000

# **Comparable Properties**

111 Greeves St FITZROY 3065 (REI) 3 1 2 - Price: \$1,724,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res)	Agent Comments 143 sqm approx.
17 Greeves St FITZROY 3065 (REI/VG) 3 2 2 1 Price: \$1,720,000 Method: Sold Before Auction Date: 21/02/2023 Property Type: House (Res) Land Size: 143 sqm approx	Agent Comments
58 Young St FITZROY 3065 (REI/VG) 3 2 - Price: \$1,715,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 175 sqm approx	Agent Comments

#### Account - Jellis Craig



Propertydata

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