

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

46 Webb Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,560,000 House ☒ Unit ☐ Suburb Fitzroy

Period - From 01/07/2016 to 30/06/2017 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	49a Otter St COLLINGWOOD 3066	\$1,110,000	01/04/2017
2	44 St David St FITZROY 3065	\$1,042,000	13/05/2017
3	49 Garfield St RICHMOND 3121	\$975,000	07/07/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending June 2017: \$1,560,000

Comparable Properties



49a Otter St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Townhouse (Res)



44 St David St FITZROY 3065 (REI)

Agent Comments



Price: \$1,042,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: Townhouse (Res)



49 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 07/07/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 113 sqm approx