

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

38/32 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Fitzroy

Period - From 01/10/2022

to 31/12/2022

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	3/144 Nicholson St FITZROY 3065	\$620,000	04/02/2023
2	301/181 Smith St FITZROY 3065	\$611,000	05/11/2022
3	102/41 Kerr St FITZROY 3065	\$550,000	14/12/2022

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:

05/04/2023 10:12



Property Type:
Agent Comments

Indicative Selling Price
\$560,000

Median Unit Price
December quarter 2022: \$850,000

Comparable Properties



3/144 Nicholson St FITZROY 3065 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Unit



301/181 Smith St FITZROY 3065 (REI)

Agent Comments



Price: \$611,000
Method: Auction Sale
Date: 05/11/2022
Property Type: Unit



102/41 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit

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