

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

11/150 KERR STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

12/300 YOUNG STREET FITZROY VIC 3065	\$465,000	12-Sep-23
215/300 YOUNG STREET FITZROY VIC 3065	\$465,000	29-Aug-23
306/81 ARGYLE STREET FITZROY VIC 3065	\$485,000	12-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 28 January 2025

Damian Slodyczka

P 0466233706

M 0466233706

E damian.slodyczka@brunswick.rh.com.au



**12/300 YOUNG STREET FITZROY
VIC 3065**

Sold Price

\$465,000

Sold Date

12-Sep-23

 1  1  1

Distance

0km



**215/300 YOUNG STREET FITZROY
VIC 3065**

Sold Price

Sold Date

29-Aug-23

 1  1  1

Distance

0km



**306/81 ARGYLE STREET FITZROY
VIC 3065**

Sold Price

\$485,000

Sold Date

12-Jul-24

 1  1  1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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