

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 38/2-32 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2020

to 31/03/2020

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	5/62 Simpson St EAST MELBOURNE 3002	\$600,000	03/03/2020
2	1/41 Hanover St FITZROY 3065	\$590,000	14/03/2020
3	52/40 King William St FITZROY 3065	\$585,000	07/05/2020

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:

10/06/2020 10:47

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Indicative Selling Price

\$585,000

Median Unit Price

March quarter 2020: \$700,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

5/62 Simpson St EAST MELBOURNE 3002 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 03/03/2020

Property Type: Flat/Unit/Apartment (Res)

1/41 Hanover St FITZROY 3065 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



52/40 King William St FITZROY 3065 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 07/05/2020

Rooms: 2

Property Type: Apartment