

204/45 Rose Street, Fitzroy Vic 3065



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending June 2024: \$790,000

Comparable Properties



2/186 George Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$755,000
Method: Sold Before Auction
Date: 05/05/2024
Property Type: Apartment
Agent Comments: Art Deco property. Similar size. No balcony. Not updated. Inferior property



101/3 York Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$739,000
Method: Private Sale
Date: 03/05/2024
Property Type: Apartment
Agent Comments: Comparable size Inferior location
 Comparable property



10/43 Argyle Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$735,000
Method: Private Sale
Date: 25/04/2024
Property Type: Apartment
Agent Comments: Comparable location Slightly smaller
 balcony Inferior property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

204/45 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$790,000

Unit

x

Suburb

Fitzroy

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales

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
2/186 George Street, FITZROY 3065	\$755,000	05/05/2024
101/3 York Street, FITZROY NORTH 3068	\$739,000	03/05/2024
10/43 Argyle Street, FITZROY 3065	\$735,000	25/04/2024

This Statement of Information was prepared on:

25/09/2024 11:34