

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

6/214 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,090,000

Property Type Townhouse

Suburb Fitzroy

Period - From 14/09/2023

to

13/09/2024

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	141 St Georges Rd FITZROY NORTH 3068	\$2,106,000	12/09/2024
2			
3			

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:

14/09/2024 08:37

6/214 Argyle Street, Fitzroy Vic 3065



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median Townhouse Price
14/09/2023 - 13/09/2024: \$1,090,000

Comparable Properties



141 St Georges Rd FITZROY NORTH 3068 (REI)

Agent Comments

3 3 2

Price: \$2,106,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: Residential Warehouse (Res)

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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