

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

2 Chapel 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Fitzroy

Period-from

01 Dec 2019

to

30 Nov 2020

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

6 Chapel Street Fitzroy VIC 3065	\$1,400,000	07-Nov-20
30-38 St David Street Fitzroy VIC 3065	\$1,400,000	18-Nov-20
403/300 Young Street Fitzroy VIC 3065	\$1,471,000	02-Nov-20

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: 15 December 2020

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6 Chapel Street Fitzroy VIC 3065

Sold Price

^{RS} **\$1,400,000**

Sold Date **07-Nov-20**

2 1 2

Distance **0.01km**



30-38 St David Street Fitzroy VIC 3065

Sold Price

Sold Date **18-Nov-20**

2 1 2

Distance **0.2km**



403/300 Young Street Fitzroy VIC 3065

Sold Price

^{RS} **\$1,471,000** ^{UN}

Sold Date **02-Nov-20**

3 2 2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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