

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

33/23 George Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$299,500

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Fitzroy

Period - From

01/07/2020

to

30/06/2021

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	406/45 Victoria Pde COLLINGWOOD 3066	\$296,250	05/07/2021
2	106/462 Victoria Pde EAST MELBOURNE 3002	\$295,000	15/04/2021
3	10/88 Franklin St MELBOURNE 3000	\$275,000	10/03/2021

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:

31/07/2021 16:37

33/23 George Street, Fitzroy Vic 3065



1 1

Rooms: 1

Property Type:

Agent Comments

Indicative Selling Price

\$299,500

Median Unit Price

Year ending June 2021: \$830,000

Comparable Properties



406/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments

1 1 -

Price: \$296,250

Method: Private Sale

Date: 05/07/2021

Property Type: Apartment



106/462 Victoria Pde EAST MELBOURNE 3002 (REI/VG)

Agent Comments

1 1 -

Price: \$295,000

Method: Auction Sale

Date: 15/04/2021

Property Type: Apartment



10/88 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$275,000

Method: Private Sale

Date: 10/03/2021

Property Type: Apartment

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