

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 203/166 Gertrude Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$710,000 & \$760,000

Median sale price

Median price \$756,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2024 to 31/12/2024 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	1/22 Agnes St EAST MELBOURNE 3002	\$760,000	14/12/2024
2	405/75 Argyle St FITZROY 3065	\$710,000	09/11/2024
3	67/211 Wellington Pde.S EAST MELBOURNE 3002	\$730,000	21/08/2024

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: 20/02/2025 09:35



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit
Land Size: 65 sqm approx
Agent Comments

Comparable Properties



1/22 Agnes St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



405/75 Argyle St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit



67/211 Wellington Pde.S EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment