

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

95 Little George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2023

to

31/03/2023

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	212 Young St FITZROY 3065	\$1,910,000	21/12/2022
2	2 Garryowen La FITZROY 3065	\$1,891,000	22/03/2023
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:

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

March quarter 2023: \$1,715,000



 4  2  2

Property Type: Home

Land Size: 160 sqm approx

Agent Comments

Comparable Properties

212 Young St FITZROY 3065 (REI)

Agent Comments

 3  3  2

Price: \$1,910,000

Method: Private Sale

Date: 21/12/2022

Property Type: Apartment



2 Garryowen La FITZROY 3065 (REI)

Agent Comments

 3  2  3

Price: \$1,891,000

Method: Auction Sale

Date: 22/03/2023

Property Type: Townhouse (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 - Love & Co