

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

314/150 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Fitzroy

Period - From

01/07/2023

to

30/09/2023

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	3/103 Rose St FITZROY 3065	\$765,000	27/09/2023
2	401/160 Argyle St FITZROY 3065	\$760,000	13/12/2023
3	214/250 Gore St FITZROY 3065	\$750,000	28/09/2023

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:

21/12/2023 12:41



 2
  2
  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$759,000

Median Unit Price
 September quarter 2023: \$820,000

Comparable Properties



3/103 Rose St FITZROY 3065 (REI)

Agent Comments

 2
  1
  1

Price: \$765,000
Method: Sold Before Auction
Date: 27/09/2023
Property Type: Unit



401/160 Argyle St FITZROY 3065 (REI)

Agent Comments

 2
  2
  1

Price: \$760,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Apartment



214/250 Gore St FITZROY 3065 (REI)

Agent Comments

 2
  1
  1

Price: \$750,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017