

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

405/48 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$490,000

&

\$520,000

Median sale price

Median price

\$745,000

House

Unit

X

Suburb

Fitzroy

Period - From

01/04/2017

to

31/03/2018

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 | 308/48 Rose St FITZROY 3065 | \$520,000 | 15/12/2017 |
| 2 | 703/2 Hotham St COLLINGWOOD 3066 | \$510,000 | 27/04/2018 |
| 3 | 205/37-45 Kerr St FITZROY 3065 | \$505,000 | 22/05/2018 |

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.

405/48 Rose Street, Fitzroy Vic 3065



1 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

Year ending March 2018: \$745,000

Comparable Properties



308/48 Rose St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$520,000

Method: Private Sale

Date: 15/12/2017

Rooms: -

Property Type: Apartment



703/2 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 27/04/2018

Rooms: -

Property Type: Apartment



205/37-45 Kerr St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$505,000

Method: Sold Before Auction

Date: 22/05/2018

Rooms: -

Property Type: Apartment