# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	207/35-41 Kerr Street, Fitzroy Vic 3065
Including suburb and	•
postcode	

#### Indicative selling price

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

### Median sale price\*

Median price	\$800,000	Pro	perty Type Ur	nit		Suburb	Fitzroy
Period - From	17/05/2020	to	17/11/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	304/239 Napier St FITZROY 3065	\$820,000	28/07/2020
2	202/181 Smith St FITZROY 3065	\$810,000	29/10/2020
3	15/183 Kerr St FITZROY 3065	\$800,000	20/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2020 17:34





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> **Indicative Selling Price** \$790,000 - \$869,000 Median Unit Price \* 17/05/2020 - 17/11/2020: \$800,000 \* Agent calculated median



Property Type: Apartment **Agent Comments** 

# Comparable Properties

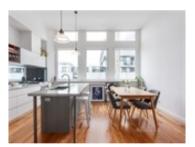


304/239 Napier St FITZROY 3065 (REI/VG)

Price: \$820,000 Method: Private Sale Date: 28/07/2020

Property Type: Apartment

**Agent Comments** 



202/181 Smith St FITZROY 3065 (REI)



Price: \$810,000 Method: Auction Sale Date: 29/10/2020

Property Type: Apartment

**Agent Comments** 



15/183 Kerr St FITZROY 3065 (REI/VG)





Price: \$800.000 Method: Auction Sale Date: 20/06/2020

Property Type: Apartment

Agent Comments

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