

# 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

103/96 Charles Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$710,000

### Median sale price

Median price \$755,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2018 to 30/06/2019 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	29/100 Queensberry St CARLTON 3053	\$710,000	18/06/2019
2	26/121 Rathdowne St CARLTON 3053	\$705,000	17/08/2019
3	38/1 St David St FITZROY 3065	\$670,000	23/08/2019

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:

18/09/2019 10:51

103/96 Charles Street, Fitzroy Vic 3065



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**Property Type:** Strata Unit/Flat

**Land Size:** 71 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$710,000

**Median Unit Price**

Year ending June 2019: \$755,000

## Comparable Properties



**29/100 Queensberry St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 18/06/2019

**Property Type:** Apartment



**26/121 Rathdowne St CARLTON 3053 (REI)**

**Agent Comments**

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**Price:** \$705,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Rooms:** 3

**Property Type:** Apartment



**38/1 St David St FITZROY 3065 (REI)**

**Agent Comments**

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**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 23/08/2019

**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.