

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

202/21 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$758,500 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 30/09/2024 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	103/8 Keele St COLLINGWOOD 3066	\$910,000	16/11/2024
2	1/32 Bedford St COLLINGWOOD 3066	\$940,000	22/06/2024
3	504/47 Peel St COLLINGWOOD 3066	\$950,000	15/06/2024

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:

06/12/2024 10:23

202/21 Rose Street, Fitzroy Vic 3065



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
Year ending September 2024: \$758,500

Comparable Properties



103/8 Keele St COLLINGWOOD 3066 (REI)

Agent Comments

 2  2  1

Price: \$910,000
Method: Private Sale
Date: 16/11/2024
Property Type: Apartment



1/32 Bedford St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2  2  1

Price: \$940,000
Method: Private Sale
Date: 22/06/2024
Property Type: Apartment



504/47 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2  2  1

Price: \$950,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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