

24/1 St David Street, Fitzroy Vic 3065



3 Bed 2 Bath 1 Car
Rooms: 4
Property Type: Unit
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2021
 \$1,115,450

Comparable Properties



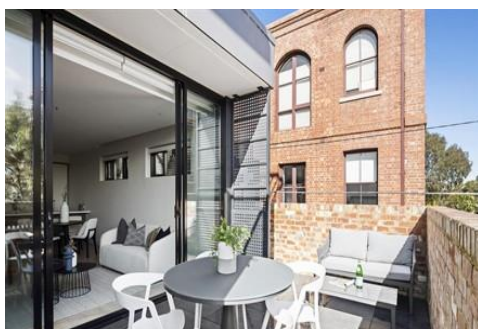
701/60 Islington Street, Collingwood 3066 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,185,000
Method: Private Sale
Date: 26/11/2021
Property Type: Apartment
Agent Comments: 7th floor contemporary apartment; inferior position



40/400 Victoria Parade, East Melbourne 3002 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,160,000
Method: Sold Before Auction
Date: 30/11/2021
Property Type: Apartment
Agent Comments: Somewhat dated apartment; superior position



111/63 William Street, Abbotsford 3067 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,040,000
Method: Private Sale
Date: 17/11/2021
Property Type: Apartment
Agent Comments: Smaller, more recently built apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

24/1 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,115,450 Unit x Suburb Fitzroy

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
701/60 Islington Street, COLLINGWOOD 3066	\$1,185,000	26/11/2021
40/400 Victoria Parade, EAST MELBOURNE 3002	\$1,160,000	30/11/2021
111/63 William Street, ABBOTSFORD 3067	\$1,040,000	17/11/2021

This Statement of Information was prepared on:

21/01/2022 09:28