

301/9 Smith Street, Fitzroy Vic 3065



2 Bed 2 Bath 2 Car

Rooms: 3

Property Type: Apartment

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

Year ending March 2022: \$850,000

Comparable Properties



403/416 Gore Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 2 Car

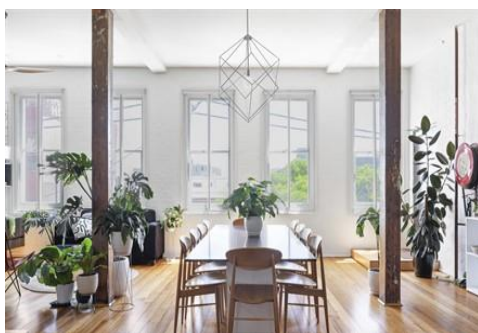
Price: \$1,655,000

Method: Private Sale

Date: 23/11/2021

Property Type: Apartment

Agent Comments: Warehouse style apartment in larger development



4/108 Moor Street, Fitzroy 3065 (REI)

2 Bed 1 Bath - Car

Price: \$1,555,000

Method: Private Sale

Date: 25/02/2022

Property Type: Apartment

Agent Comments: Converted apartment; no car parking



305/272 Young Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 2 Car

Price: \$1,475,000

Method: Auction Sale

Date: 21/05/2022

Property Type: Unit

Agent Comments: Recently completed apartment on corner of Johnston St

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

301/9 Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$850,000 Unit x Suburb Fitzroy

Period - From 01/04/2021 to 31/03/2022 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
403/416 Gore Street, FITZROY 3065	\$1,655,000	23/11/2021
4/108 Moor Street, FITZROY 3065	\$1,555,000	25/02/2022
305/272 Young Street, FITZROY 3065	\$1,475,000	21/05/2022

This Statement of Information was prepared on:

23/05/2022 13:35