

## 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

1/150 Kerr 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

3/150 Kerr Street Fitzroy VIC 3065	\$620,000	18-Feb-19
6/150 Kerr Street Fitzroy VIC 3065	\$620,000	28-Mar-19
108/300 Young Street Fitzroy VIC 3065	\$600,000	19-May-19

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 6 months.~~

This Statement of Information was prepared on: 17 February 2020



**3/150 Kerr Street Fitzroy VIC 3065** Sold Price **\$620,000** Sold Date **18-Feb-19**

1 1 1

Distance -



**6/150 Kerr Street Fitzroy VIC 3065** Sold Price Sold Date **28-Mar-19**

2 1 1

Distance -



**108/300 Young Street Fitzroy VIC 3065** Sold Price **\$600,000** Sold Date **19-May-19**

2 1 1

Distance -

RS = Recent sale      UN = Undisclosed Sale

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