

307/185 Rose Street, Fitzroy Vic 3065

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$473,000
Median Unit Price
Year ending March 2017: \$665,000

Comparable Properties



23/5 St David St FITZROY 3065 (REI)

Agent Comments



Price: \$482,000
Method: Sold Before Auction
Date: 17/03/2017
Rooms: -
Property Type: Apartment



12/78 Oxford St COLLINGWOOD 3066 (REI/VG) **Agent Comments**



Price: \$465,500
Method: Private Sale
Date: 28/03/2017
Rooms: 2
Property Type: Apartment

23/98-104 Nicholson St FITZROY 3065 (REI/VG) **Agent Comments**



Price: \$435,000
Method: Private Sale
Date: 24/03/2017
Rooms: 1
Property Type: Apartment

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

307/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$430,000

&

\$473,000

Median sale price

Median price \$665,000

Unit X

Suburb Fitzroy

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
23/5 St David St FITZROY 3065	\$482,000	17/03/2017
12/78 Oxford St COLLINGWOOD 3066	\$465,500	28/03/2017
23/98-104 Nicholson St FITZROY 3065	\$435,000	24/03/2017