

# 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 9B/144 George 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)

Single price \$1,175,000

### Median sale price

Median price \$810,000

Property type Unit

Suburb Fitzroy

Period - From 01/10/2020

to

31/12/2020

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
609/158 Smith Street, Collingwood	\$1,150,000	17/12/2020
9/1 St David Street, Fitzroy	\$1,210,000	05/12/2020
29/78 Oxford Street, Collingwood	\$1,155,000	28/11/2020

This Statement of Information was prepared on: 15 February 2021