

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 60 Young Street, Fitzroy, VIC 3065

Indicative selling price

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

Price Range

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Fitzroy (3065)

Period - From

01/01/2021

to

31/12/2021

Source

Core Logic

Comparable property sales

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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
48 PALMER STREET, FITZROY VIC 3065	\$1,650,000	10/12/2021
411 NAPIER STREET, FITZROY VIC 3065	\$1,900,000	04/12/2021
112 GEORGE STREET, FITZROY VIC 3065	\$1,525,000	12/03/2022

This Statement of Information was prepared on: 30/03/2022