

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

2/96 Charles Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 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
1	106/27 Oxford St COLLINGWOOD 3066	\$850,000	05/10/2019
2	144/158 Smith St COLLINGWOOD 3066	\$808,000	02/10/2019
3	103/96 Charles St FITZROY 3065	\$776,000	21/09/2019

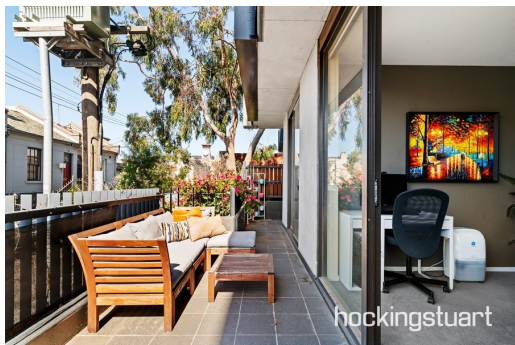
OR

~~**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 six months.~~

This Statement of Information was prepared on:

21/11/2019 12:12

2/96 Charles Street, Fitzroy Vic 3065



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Property Type: Apartment
Land Size: 84 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
Year ending September 2019: \$790,000

Comparable Properties



106/27 Oxford St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 05/10/2019
Property Type: Flat/Unit/Apartment (Res)



144/158 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$808,000
Method: Private Sale
Date: 02/10/2019
Property Type: Apartment



103/96 Charles St FITZROY 3065 (REI)

Agent Comments

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Price: \$776,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.