

## 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

11/150 KERR STREET FITZROY VIC 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/300 YOUNG STREET FITZROY VIC 3065	\$442,000	14-Dec-23
118/470 SMITH STREET COLLINGWOOD VIC 3066	\$450,000	25-Jul-24
1/14 RAE STREET FITZROY NORTH VIC 3068	\$415,000	06-Feb-24

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: 03 April 2025



## 5/300 YOUNG STREET FITZROY VIC 3065

1 1 1

Sold Price

**\$442,000**

Sold Date

**14-Dec-23**

Distance

**0km**



## 118/470 SMITH STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

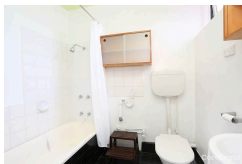
**\$450,000**

Sold Date

**25-Jul-24**

Distance

**0.54km**



## 1/14 RAE STREET FITZROY NORTH VIC 3068

1 1 1

Sold Price

**\$415,000**

Sold Date

**06-Feb-24**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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