

# 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

106/185 Rose 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

\$1,049,500

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Fitzroy

Period - From

28/02/2021

to

27/02/2022

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	403/181 Smith St FITZROY 3065	\$1,100,000	22/01/2022
2	3/214 Nicholson St FITZROY 3065	\$1,025,000	17/11/2021
3	202/223 Napier St FITZROY 3065	\$960,000	12/02/2022

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:

28/02/2022 11:40

106/185 Rose Street, Fitzroy Vic 3065

Domenic Zanellini

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**Indicative Selling Price**

\$1,049,500

**Median Unit Price**

28/02/2021 - 27/02/2022: \$820,000



2 2 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**403/181 Smith St FITZROY 3065 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 22/01/2022

**Property Type:** Apartment



**3/214 Nicholson St FITZROY 3065 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,025,000

**Method:** Sold Before Auction

**Date:** 17/11/2021

**Property Type:** Apartment



**202/223 Napier St FITZROY 3065 (REI)**

Agent Comments

2 2 1

**Price:** \$960,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Unit

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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