

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

109 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,440,000 House ☒ Unit ☐ Suburb Fitzroy

Period - From 01/04/2018 to 31/03/2019 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	59 Bell St FITZROY 3065	\$1,250,000	21/02/2019
2	49 Cecil St FITZROY 3065	\$1,160,000	16/03/2019
3	162 Rae St FITZROY NORTH 3068	\$1,160,000	06/04/2019

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.



 2
  1
  1

Rooms:

Property Type: House (Res)

Land Size: 196 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2019: \$1,440,000

Comparable Properties



59 Bell St FITZROY 3065 (REI)

Agent Comments

 2
  1
  -

Price: \$1,250,000

Method: Auction Sale

Date: 21/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 114 sqm approx



49 Cecil St FITZROY 3065 (REI)

Agent Comments

 2
  1
  -

Price: \$1,160,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 121 sqm approx



162 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

 2
  1
  1

Price: \$1,160,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 147 sqm approx