

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

159 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,500,000

&

\$2,670,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Fitzroy

Period - From 01/10/2019

to 30/09/2020

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	23 Kneen St FITZROY NORTH 3068	\$2,590,000	26/06/2020
2	21-25 Grant St FITZROY NORTH 3068	\$2,500,000	25/05/2020
3			

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:

23/10/2020 12:30



 4  2  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,670,000

Median House Price

Year ending September 2020: \$1,550,000

Comparable Properties



23 Kneen St FITZROY NORTH 3068 (VG)

Agent Comments

 3  -  -

Price: \$2,590,000

Method: Sale

Date: 26/06/2020

Property Type: House (Res)

Land Size: 205 sqm approx



21-25 Grant St FITZROY NORTH 3068 (REI)

Agent Comments

 4  1  2

Price: \$2,500,000

Method: Private Sale

Date: 25/05/2020

Property Type: House

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.