

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

3 Charles Place, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2023

to

31/03/2023

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	2 Garryowen La FITZROY 3065	\$1,891,000	22/03/2023
2	222 Rae St FITZROY NORTH 3068	\$1,886,000	04/05/2023
3	71 Charles St ABBOTSFORD 3067	\$1,850,000	10/03/2023

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:

03/06/2023 14:55

3 Charles Place, Fitzroy Vic 3065



Kate Donaldson
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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2023: \$1,715,000



3 2 1

Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2 Garryowen La FITZROY 3065 (REI)

Agent Comments

3 2 3

Price: \$1,891,000

Method: Auction Sale

Date: 22/03/2023

Property Type: Townhouse (Res)



222 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,886,000

Method: Private Sale

Date: 04/05/2023

Property Type: House



71 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Private Sale

Date: 10/03/2023

Property Type: House

Account - Kate Donaldson Real Estate | P: 03 9438 4888



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