

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

204/176 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$867,500

Property Type

Unit

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	301/45 Rose St FITZROY 3065	\$885,000	25/02/2023
2	4/92 Easey St COLLINGWOOD 3066	\$863,000	03/04/2023
3	7/1 Owen St CARLTON 3053	\$855,000	13/05/2023

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:

22/05/2023 11:09

204/176 Argyle Street, Fitzroy Vic 3065



Luke Dinakis

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Indicative Selling Price

\$900,000

Median Unit Price

March quarter 2023: \$867,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/45 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$885,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



4/92 Easey St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$863,000

Method: Private Sale

Date: 03/04/2023

Property Type: Apartment



7/1 Owen St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 13/05/2023

Property Type: Unit

Account - Jellis Craig



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