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	203/81 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $509,500

Median sale price

Median price $862,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2021 to 31/12/2021 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	2/176 Argyle St FITZROY 3065	$550,000	18/12/2021
2	27/75 Drummond St CARLTON 3053	$500,000	28/03/2022
3	26/1-25 Barkly St CARLTON 3053	$475,000	15/03/2022

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: 05/04/2022 16:45

203/81 Argyle Street, Fitzroy Vic 3065

Aqil Saibo
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$509,500
Median Unit Price
Year ending December 2021: $862,000

Comparable Properties



2/176 Argyle St FITZROY 3065 (REI/VG)

1 1 -

Price: $550,000
Method: Private Sale
Date: 18/12/2021
Property Type: Apartment

Agent Comments



27/75 Drummond St CARLTON 3053 (REI)

1 1 1

Price: $500,000
Method: Private Sale
Date: 28/03/2022
Property Type: Apartment

Agent Comments



26/1-25 Barkly St CARLTON 3053 (REI)

1 1 1

Price: $475,000
Method: Private Sale
Date: 15/03/2022
Property Type: Apartment

Agent Comments

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