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	9/59 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,475,000 & $1,550,000

Median sale price

Median price $1,525,000 Property Type House Suburb Fitzroy

Period - From 01/07/2021 to 30/09/2021 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	416/416 Gore St FITZROY 3065	$1,530,000	19/10/2021
2	31 Westgarth St FITZROY 3065	$1,530,000	27/09/2021
3	15 Argyle St FITZROY 3065	$1,520,000	28/09/2021

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: 11/11/2021 09:03

9/59 Young Street, Fitzroy Vic 3065

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Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,475,000 - $1,550,000
Median House Price
September quarter 2021: $1,525,000

Comparable Properties



416/416 Gore St FITZROY 3065 (REI)

3 2 2

Price: $1,530,000
Method: Auction Sale
Date: 19/10/2021
Property Type: Unit

Agent Comments



31 Westgarth St FITZROY 3065 (REI)

3 2 -

Price: $1,530,000
Method: Auction Sale
Date: 27/09/2021
Property Type: House

Agent Comments



15 Argyle St FITZROY 3065 (REI)

3 3 1

Price: $1,520,000
Method: Sold Before Auction
Date: 28/09/2021
Property Type: House (Res)

Agent Comments

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