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	206/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $850,000 & $870,000

Median sale price

Median price $815,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2022 to 31/03/2022 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	202/237 Napier St FITZROY 3065	$882,000	31/03/2022
2	25/26 Victoria St FITZROY 3065	$872,500	25/11/2021
3	56/5 Marion La FITZROY 3065	$850,000	26/02/2022

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: 10/05/2022 15:10

206/185 Rose Street, Fitzroy Vic 3065

Domenic Zanellini
03 9347 1170
0404 878 879
domenic.zanellini@belleproperty.com



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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $870,000
Median Unit Price
March quarter 2022: $815,000

Comparable Properties



202/237 Napier St FITZROY 3065 (REI)

2 2 1

Price: $882,000
Method: Private Sale
Date: 31/03/2022
Property Type: Apartment

Agent Comments



25/26 Victoria St FITZROY 3065 (REI/VG)

2 1 1

Price: $872,500
Method: Sold Before Auction
Date: 25/11/2021
Property Type: Apartment

Agent Comments



56/5 Marion La FITZROY 3065 (REI)

2 2 1

Price: $850,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit

Agent Comments

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