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	504/185 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $669,500

Median sale price

Median price $825,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2022 to 30/06/2022 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	308/300 Young St FITZROY 3065	$690,000	10/09/2022
2	6/98 George St FITZROY 3065	$675,000	27/08/2022
3	23/176 Smith St COLLINGWOOD 3066	$662,500	15/09/2022

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: 29/09/2022 10:03

504/185 Rose Street, Fitzroy Vic 3065



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$669,500
Median Unit Price
June quarter 2022: $825,000

Comparable Properties



308/300 Young St FITZROY 3065 (REI)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Apartment

Agent Comments



6/98 George St FITZROY 3065 (REI)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 27/08/2022
Property Type: Unit

Agent Comments



23/176 Smith St COLLINGWOOD 3066 (REI)

2 1 1

Price: $662,500
Method: Private Sale
Date: 15/09/2022
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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