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	29/32 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $720,000 & $760,000

Median sale price

Median price $831,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2023 to 30/06/2023 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	71/121 Rathdowne St CARLTON 3053	$755,000	03/07/2023
2	3708/318 Russell St MELBOURNE 3000	$730,000	10/07/2023
3	5/623 Drummond St CARLTON NORTH 3054	$710,000	16/05/2023

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: 09/08/2023 13:40

29/32 King William Street, Fitzroy Vic 3065

Michael Amarant
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2 1 1

Rooms: 3
Property Type: Unit
Land Size: Stratum Title. sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $760,000
Median Unit Price
June quarter 2023: $831,000

Comparable Properties



71/121 Rathdowne St CARLTON 3053 (REI)

2 1 1

Price: $755,000
Method: Private Sale
Date: 03/07/2023
Property Type: Apartment

Agent Comments



3708/318 Russell St MELBOURNE 3000 (REI)

2 1 1

Price: $730,000
Method: Private Sale
Date: 10/07/2023
Property Type: Apartment

Agent Comments



5/623 Drummond St CARLTON NORTH 3054 (REI)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 16/05/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig

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