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	503/69 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $850,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2021 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	2/170 Kerr St FITZROY 3065	$910,000	10/11/2021
2	18/108 Elgin St CARLTON 3053	$890,000	20/11/2021
3	3/5 Spring St FITZROY 3065	$847,500	11/12/2021

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: 03/05/2022 22:20

503/69 Victoria Street, Fitzroy Vic 3065



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median Unit Price
Year ending March 2022: $850,000

Comparable Properties



2/170 Kerr St FITZROY 3065 (VG)

2 - -

Price: $910,000
Method: Sale
Date: 10/11/2021
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



18/108 Elgin St CARLTON 3053 (REI/VG)

2 2 1

Price: $890,000
Method: Auction Sale
Date: 20/11/2021
Property Type: Unit

Agent Comments



3/5 Spring St FITZROY 3065 (REI/VG)

2 2 1

Price: $847,500
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit

Agent Comments

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

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