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<br>Including suburb and postcode | 603/69 Victoria Street, Fitzroy Vic 3065 |

## Indicative selling price

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

Range between $550,000 & $575,000

## 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 | 10/48 Rose St FITZROY 3065 | $591,000 | 27/01/2022 |
| 2 | 6/239 Napier St FITZROY 3065 | $580,000 | 30/05/2022 |
| 3 | 20/2-32 King William St FITZROY 3065 | $560,000 | 21/04/2022 |

**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: 26/07/2022 12:41

# 603/69 Victoria Street, Fitzroy Vic 3065

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1 - 

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$550,000 - $575,000
**Median Unit Price**
June quarter 2022: $825,000

## Comparable Properties



**10/48 Rose St FITZROY 3065 (REI/VG)**

1 1 1

**Price:** $591,000
**Method:** Private Sale
**Date:** 27/01/2022
**Property Type:** Apartment

Agent Comments



**6/239 Napier St FITZROY 3065 (REI)**

1 1 1

**Price:** $580,000
**Method:** Sold Before Auction
**Date:** 30/05/2022
**Property Type:** Apartment

Agent Comments



**20/2-32 King William St FITZROY 3065 (REI)**

1 1 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 21/04/2022
**Property Type:** Apartment

Agent Comments



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