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	206/41 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $540,000 & $580,000

Median sale price

Median price $850,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2022 to 31/12/2022 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	102/41 Kerr St FITZROY 3065	$550,000	14/12/2022
2	11/78 Oxford St COLLINGWOOD 3066	$520,000	16/01/2023
3	203/47 Peel St COLLINGWOOD 3066	$510,000	12/01/2023

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: 15/03/2023 10:34

206/41 Kerr Street, Fitzroy Vic 3065



2 1 1

Property Type: Apartment
Land Size: 1 sqm approx

Agent Comments

Indicative Selling Price
$540,000 - $580,000
Median Unit Price
December quarter 2022: $850,000

Comparable Properties



102/41 Kerr St FITZROY 3065 (REI/VG)

1 1 1

Price: $550,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit

Agent Comments



11/78 Oxford St COLLINGWOOD 3066 (REI)

1 1 1

Price: $520,000
Method: Private Sale
Date: 16/01/2023
Property Type: Apartment

Agent Comments



203/47 Peel St COLLINGWOOD 3066 (REI/VG)

1 1 -

Price: $510,000
Method: Private Sale
Date: 12/01/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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