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	403 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,718,444 Property Type House 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	43 Turner St ABBOTSFORD 3067	$1,200,000	15/07/2023
2	33 Davis St CARLTON NORTH 3054	$1,170,000	25/03/2023
3	9 Trenerry Cr ABBOTSFORD 3067	$1,145,000	25/03/2023

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: 19/07/2023 11:05

403 Fitzroy Street, Fitzroy Vic 3065

Michael Amarant
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0411 144 569
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2 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 139 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2023: $1,718,444

Comparable Properties



43 Turner St ABBOTSFORD 3067 (REI)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)

Agent Comments

Land - Approximately 140 square metres



33 Davis St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,170,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 105 sqm approx

Agent Comments



9 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $1,145,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 178 sqm approx

Agent Comments

Account - Jellis Craig

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