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	443 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $835,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 31/12/2023 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	126 Cecil St FITZROY 3065	$1,300,000	23/03/2024
2	650 Smith St CLIFTON HILL 3068	$1,250,000	16/01/2024
3			

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: 28/03/2024 10:36

443 Fitzroy Street, Fitzroy Vic 3065

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3 1 1

Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,250,000
Median Unit Price
December quarter 2023: $835,000

Comparable Properties



126 Cecil St FITZROY 3065 (REI)

3 1 1

Price: $1,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments

650 Smith St CLIFTON HILL 3068 (REI)

3 2 1

Price: $1,250,000
Method: Private Sale
Date: 16/01/2024
Property Type: Townhouse (Res)

Agent Comments

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.

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