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	10/49 Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $800,000 & $880,000

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		
2		
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: 06/03/2024 15:05

10/49 Smith Street, Fitzroy Vic 3065

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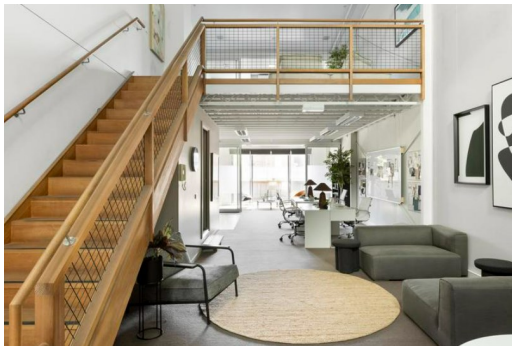

2 1 2

Rooms: 3
Property Type: Townhouse
Land Size: Strata sqm approx

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
December quarter 2023: $835,000

Agent Comments

Strategically situated on the city's edge bordering East Melbourne by Gertrude Street, the brilliantly designed building with a lift and only ten other properties is tightly held in a Commercial 1 zone presenting enormous possibilities for business or other use, as an investment or S.T.C.A as a work from home in a 2 bedroom residential haven

Comparable Properties

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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