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	206/160 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $660,000 & $690,000

Median sale price

Median price $758,500 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 30/09/2024 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	803/60 Stanley St COLLINGWOOD 3066	$682,000	02/12/2024
2	601B/3 Brewery La COLLINGWOOD 3066	$692,500	22/11/2024
3	209/176 Argyle St FITZROY 3065	$732,000	30/09/2024

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: 09/12/2024 22:18

206/160 Argyle Street, Fitzroy Vic 3065

David Sanguinedo
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$660,000 - $690,000
Median Unit Price
Year ending September 2024: $758,500

Comparable Properties



803/60 Stanley St COLLINGWOOD 3066 (REI)

2 2 1

Price: $682,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment

Agent Comments



601B/3 Brewery La COLLINGWOOD 3066 (REI)

2 2 1

Price: $692,500
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment

Agent Comments



209/176 Argyle St FITZROY 3065 (REI/VG)

2 1 1

Price: $732,000
Method: Private Sale
Date: 30/09/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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