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	209/176 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $790,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2023 to 30/06/2024 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	104/353 Napier St FITZROY 3065	$690,000	13/08/2024
2	10/43 Argyle St FITZROY 3065	$735,000	25/04/2024
3	106/28 Stanley St COLLINGWOOD 3066	$689,000	11/04/2024

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: 17/09/2024 08:11

209/176 Argyle Street, Fitzroy Vic 3065

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
Year ending June 2024: $790,000

Comparable Properties



104/353 Napier St FITZROY 3065 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 13/08/2024
Property Type: Apartment

Agent Comments



10/43 Argyle St FITZROY 3065 (REI/VG)

2 1 1

Price: $735,000
Method: Private Sale
Date: 25/04/2024
Property Type: Apartment

Agent Comments



106/28 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $689,000
Method: Private Sale
Date: 11/04/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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