

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

4/183 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2024

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	102C/2 Brewery La COLLINGWOOD 3066	\$1,248,000	31/05/2024
2	6/115 Oxford St COLLINGWOOD 3066	\$1,220,000	10/04/2024
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:

23/09/2024 14:42

4/183 Kerr Street, Fitzroy Vic 3065



Luke Dinakis
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Indicative Selling Price

\$1,100,000 - \$1,150,000

Median Unit Price

June quarter 2024: \$735,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



102C/2 Brewery La COLLINGWOOD 3066 (REI/VG)

2 2 2

Price: \$1,248,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment

Agent Comments

additional carspace and bathroom



6/115 Oxford St COLLINGWOOD 3066 (REI/VG)

2 2 1

Price: \$1,220,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment

Agent Comments

additional bathroom

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.

Account - Jellis Craig | P: 03 8415 6100



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