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	48 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,732,500 Property Type House Suburb Fitzroy

Period - From 01/07/2024 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	307 George St FITZROY 3065	$1,777,000	19/10/2024
2	432 Canning St CARLTON NORTH 3054	$1,760,000	04/05/2024
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: 26/10/2024 12:08

48 Kerr Street, Fitzroy Vic 3065

Arthur Psarras
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- -

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
September quarter 2024: $1,732,500

Comparable Properties



307 George St FITZROY 3065 (REI)

2 1 -

Price: $1,777,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Agent Comments



432 Canning St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,760,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 148 sqm approx

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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