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	3/5 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $549,500

Median sale price

Median price $751,000 Property Type Unit 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	26A/8 Trenerry Cr ABBOTSFORD 3067	$593,000	21/10/2024
2	24/41-47 Hanover St FITZROY 3065	$590,000	07/10/2024
3	107/185 Rose St FITZROY 3065	$530,000	11/09/2024

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: 07/11/2024 13:37

3/5 St David Street, Fitzroy Vic 3065

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1 1 1

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

Indicative Selling Price
$549,500
Median Unit Price
September quarter 2024: $751,000

Agent Comments

Delightful super sized one bedroom apartment with study offering outdoor terrace and secure off street parking just moments from Brunswick St.

Comparable Properties



26A/8 Trenerry Cr ABBOTSFORD 3067 (REI)

1 1 -

Price: $593,000
Method: Auction Sale
Date: 21/10/2024
Property Type: Apartment

Agent Comments



24/41-47 Hanover St FITZROY 3065 (REI)

1 1 1

Price: $590,000
Method: Sold Before Auction
Date: 07/10/2024
Property Type: Unit

Agent Comments



107/185 Rose St FITZROY 3065 (REI)

1 1 1

Price: $530,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit

Agent Comments

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