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	16/19 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $950,000

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	232 Kerr St FITZROY 3065	$882,000	30/11/2024
2	103/8 Keele St COLLINGWOOD 3066	$910,000	16/11/2024
3	2/170 Kerr St FITZROY 3065	$915,000	17/08/2024

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: 10/12/2024 10:46

16/19 Victoria Street, Fitzroy Vic 3065

Nelson Alexander



2

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000
Median Unit Price
September quarter 2024: $751,000

Comparable Properties



232 Kerr St FITZROY 3065 (REI)

2 1 -

Price: $882,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

Agent Comments



103/8 Keele St COLLINGWOOD 3066 (REI)

2 2 1

Price: $910,000
Method: Private Sale
Date: 16/11/2024
Property Type: Apartment

Agent Comments



2/170 Kerr St FITZROY 3065 (REI/VG)

2 1 1

Price: $915,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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