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: 602/75 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between: $3,500,000 & $3,800,000

Median sale price

Median price: $755,000 Property Type: Unit Suburb: Fitzroy

Period - From: 04/02/2024 to: 03/02/2025 Source: Property Data

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	402/341 George St FITZROY 3065	$3,300,000	24/09/2024
2			
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: 04/02/2025 10:07

602/75 Argyle Street, Fitzroy Vic 3065

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3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$3,500,000 - $3,800,000
Median Unit Price
04/02/2024 - 03/02/2025: $755,000

Comparable Properties



402/341 George St FITZROY 3065 (REI/VG)

3 2 2

Price: $3,300,000
Method: Private Sale
Date: 24/09/2024
Property Type: Apartment

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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