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	34/21-23 George Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $269,000

Median sale price

Median price $752,200 Property Type Unit Suburb Fitzroy

Period - From 01/01/2024 to 31/03/2024 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	105/70 Nicholson St FITZROY 3065	$264,000	01/12/2023
2	213/70 Nicholson St FITZROY 3065	$260,000	04/03/2024
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: 17/04/2024 14:44

34/21-23 George Street, Fitzroy Vic 3065



1 - -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$269,000
Median Unit Price
March quarter 2024: $752,200

Comparable Properties



105/70 Nicholson St FITZROY 3065 (REI/VG)

1 1 -

Agent Comments

Price: $264,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment



213/70 Nicholson St FITZROY 3065 (REI)

1 1 -

Agent Comments

Price: $260,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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