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	303/300 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $665,000

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	106/28 Stanley St COLLINGWOOD 3066	$689,000	11/04/2024
2	204/23 Palmerston St CARLTON 3053	$653,800	17/04/2024
3	105/475 Cardigan St CARLTON 3053	$645,000	11/05/2024

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: 20/05/2024 16:27

303/300 Young Street, Fitzroy Vic 3065



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$665,000
Median Unit Price
March quarter 2024: $752,200

Comparable Properties



106/28 Stanley St COLLINGWOOD 3066 (REI)

2 1 1

Price: $689,000
Method: Private Sale
Date: 11/04/2024
Property Type: Apartment

Agent Comments



204/23 Palmerston St CARLTON 3053 (REI)

2 2 1

Price: $653,800
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

Agent Comments



105/475 Cardigan St CARLTON 3053 (REI)

2 2 1

Price: $645,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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