

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	111/48 Rose St FITZROY 3065	\$800,000	23/03/2018
2	12/55 York St FITZROY NORTH 3068	\$728,300	10/11/2017
3	56/40 King William St FITZROY 3065	\$720,000	07/04/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



111/48 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 23/03/2018

Rooms: -

Property Type: Apartment



12/55 York St FITZROY NORTH 3068 (REI/VG)

Agent Comments



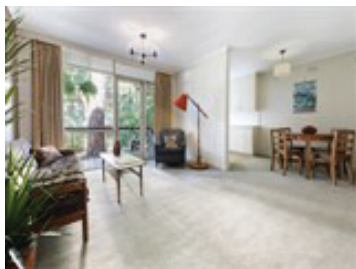
Price: \$728,300

Method: Sold Before Auction

Date: 10/11/2017

Rooms: -

Property Type: Apartment



56/40 King William St FITZROY 3065 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: Apartment