

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

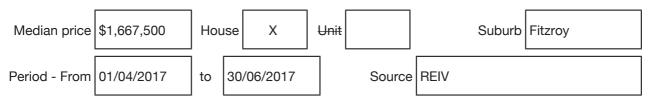
101 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$1,750,000

Median sale price



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	259 Fitzroy St FITZROY 3065	\$1,715,000	08/06/2017
2	40 Newry St FITZROY NORTH 3068	\$1,705,000	12/08/2017
3	24 Napier St FITZROY 3065	\$1,705,000	27/06/2017

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.



propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



101 Kerr Street, Fitzroy Vic 3065







Rooms: Property Type: House (Res) Agent Comments 03 8415 6100 0411 889 660 robelsom@jelliscraig.com.au

Indicative Selling Price \$1,750,000 Median House Price June quarter 2017: \$1,667,500

Comparable Properties

259 Fitzroy St FITZROY 3065 (REI/VG) 2 3 2 2 1 Price: \$1,715,000 Method: Private Sale Date: 08/06/2017 Rooms: - Property Type: House (Res) Land Size: 145 sqm approx	Agent Comments
40 Newry St FITZROY NORTH 3068 (REI) Price: \$1,705,000 Method: Auction Sale Date: 12/08/2017 Rooms: - Property Type: House (Res)	Agent Comments
24 Napier St FITZROY 3065 (REI) 2 1 2 Price: \$1,705,000 Method: Sold Before Auction Date: 27/06/2017 Rooms: - Property Type: House (Res)	Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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