

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

101 Kerr Street, Fitzroy Vic 3065

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,750,000

Median sale price

Median price \$1,667,500

House

X

Unit

Suburb Fitzroy

Period - From 01/04/2017

to

30/06/2017

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	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.~~



3 1 0

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



259 Fitzroy St FITZROY 3065 (REI/VG)

Agent Comments

3 2 1

Price: \$1,715,000

Method: Private Sale

Date: 08/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 145 sqm approx



40 Newry St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 1

Price: \$1,705,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)



24 Napier St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$1,705,000

Method: Sold Before Auction

Date: 27/06/2017

Rooms: -

Property Type: House (Res)