

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

45 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,456,500 Property Type House Suburb Fitzroy

Period - From 01/07/2019 to 30/09/2019 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	66 St David St FITZROY 3065	\$1,370,000	29/06/2019
2	346 Rae St FITZROY NORTH 3068	\$1,310,500	04/06/2019
3	12 Batman St FITZROY NORTH 3068	\$1,275,000	17/08/2019

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:

04/11/2019 12:28



Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments

Comparable Properties



66 St David St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 141 sqm approx



346 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,310,500

Method: Private Sale

Date: 04/06/2019

Property Type: House

Land Size: 151 sqm approx



12 Batman St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 127 sqm approx