

# 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

308/176 Argyle Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price \$1,115,450

Property Type Unit

Suburb Fitzroy

Period - From 01/07/2021

to 30/09/2021

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	7/353 Napier St FITZROY 3065	\$606,000	23/06/2021
2	602/47 Peel St COLLINGWOOD 3066	\$585,000	22/09/2021
3	2/108 Keppel St CARLTON 3053	\$520,000	29/07/2021

**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:

22/10/2021 08:18



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**7/353 Napier St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$606,000

**Method:** Sold Before Auction

**Date:** 23/06/2021

**Property Type:** Unit



**602/47 Peel St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/09/2021

**Property Type:** Apartment



**2/108 Keppel St CARLTON 3053 (REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 29/07/2021

**Property Type:** Apartment

Account - Jellis Craig