

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

15 Little George Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$2,700,000

Median sale price

Median price \$1,317,000

Property Type House

Suburb Fitzroy

Period - From 01/04/2019

to 30/06/2019

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	G01/28 Powlett St EAST MELBOURNE 3002	\$2,750,000	07/08/2019
2	112-114 Gertrude St FITZROY 3065	\$2,720,000	04/10/2019
3	3/22 Powlett St EAST MELBOURNE 3002	\$2,650,000	12/10/2019

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:

14/10/2019 12:26



Property Type: House (Res)

Land Size: 159 sqm approx

Agent Comments

Comparable Properties



G01/28 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$2,750,000

Method: Expression of Interest

Date: 07/08/2019

Property Type: Apartment

Land Size: 229 sqm approx



112-114 Gertrude St FITZROY 3065 (REI)

Agent Comments



Price: \$2,720,000

Method: Auction Sale

Date: 04/10/2019

Property Type: House (Res)



3/22 Powlett St EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$2,650,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment