

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

38/1 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$732,500

House

Unit

X

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	29/100 Queensberry St CARLTON 3053	\$710,000	18/06/2019
2	3/116-140 Drummond St CARLTON 3053	\$650,000	04/07/2019
3	303/424 Gore St FITZROY 3065	\$650,000	30/03/2019

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.



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



29/100 Queensberry St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 18/06/2019
Rooms: -
Property Type: Apartment



3/116-140 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 04/07/2019
Rooms: -
Property Type: Apartment



303/424 Gore St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Apartment