

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

207/69 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2021

to 30/06/2021

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	103/353 Napier St FITZROY 3065	\$630,000	22/04/2021
2	3/103 Rose St FITZROY 3065	\$742,500	25/03/2021
3	3/43 Argyle St FITZROY 3065	\$750,000	01/03/2021

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:

19/07/2021 11:24

207/69 Victoria Street, Fitzroy Vic 3065

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Property Type: Unit
Agent Comments

Indicative Selling Price
\$695,000
Median Unit Price
June quarter 2021: \$820,000

Comparable Properties

103/353 Napier St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 22/04/2021
Property Type: Apartment



3/103 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 1 -

Price: \$742,500
Method: Private Sale
Date: 25/03/2021
Property Type: Apartment



3/43 Argyle St FITZROY 3065 (VG)

Agent Comments

2 - -

Price: \$750,000
Method: Sale
Date: 01/03/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161