

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

207/35-41 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price*

Median price \$800,000 Property Type Unit Suburb Fitzroy

Period - From 17/05/2020 to 17/11/2020 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	304/239 Napier St FITZROY 3065	\$820,000	28/07/2020
2	202/181 Smith St FITZROY 3065	\$810,000	29/10/2020
3	15/183 Kerr St FITZROY 3065	\$800,000	20/06/2020

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: 17/11/2020 17:34

Lorenzo Centofanti
03 9840 1111
0478 258 000

LCentofanti@parkesproperty.com.au

Indicative Selling Price

\$790,000 - \$869,000

Median Unit Price *

17/05/2020 - 17/11/2020: \$800,000

* Agent calculated median



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



304/239 Napier St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$820,000

Method: Private Sale

Date: 28/07/2020

Property Type: Apartment



202/181 Smith St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$810,000

Method: Auction Sale

Date: 29/10/2020

Property Type: Apartment



15/183 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Apartment