



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7/1 James Street, Fitzroy, VIC 3065

INDICATIVE SELLING PRICE

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

Single Price \$460,000

MEDIAN SALE PRICE

Median price \$725,000 | Unit | Fitzroy (3065)

Period - From 1 April 2017 to 31 March 2018 | Source - Pricerfinder

COMPARABLE PROPERTY SALES

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
11/1 JAMES STREET, FITZROY VIC 3065	\$475,000	22/12/2017
16/98 NICHOLSON STREET, FITZROY VIC 3065	\$485,000	09/12/2018
12/56 PALMER STREET, FITZROY VIC 3065	\$440,000	02/12/2017