

# 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

48 Webb Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

### Median sale price

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

Period - From 01/07/2019 to 30/09/2019 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	4/77 Little Oxford St COLLINGWOOD 3066	\$1,261,000	07/09/2019
2	328a Young St FITZROY 3065	\$1,202,000	21/09/2019
3			

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:

22/10/2019 08:48



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**Property Type:**  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,265,000  
**Median Unit Price**  
September quarter 2019: \$800,000

## Comparable Properties



**4/77 Little Oxford St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

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**Price:** \$1,261,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**328a Young St FITZROY 3065 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$1,202,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Townhouse (Res)

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.