

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

7 Henry Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,522,000 Property Type House Suburb Fitzroy

Period - From 01/10/2020 to 31/12/2020 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	5 Henry St FITZROY 3065	\$1,920,000	25/11/2020
2	123 Fergie St FITZROY NORTH 3068	\$1,800,000	19/11/2020
3	168 Rose St FITZROY 3065	\$1,800,000	08/11/2020

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:

19/03/2021 12:19



 4  3  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

December quarter 2020: \$1,522,000

Comparable Properties



5 Henry St FITZROY 3065 (REI)

Agent Comments

 3  3  2

Price: \$1,920,000

Method: Sold Before Auction

Date: 25/11/2020

Property Type: House (Res)



123 Fergie St FITZROY NORTH 3068 (REI)

Agent Comments

 4  3  2

Price: \$1,800,000

Method: Private Sale

Date: 19/11/2020

Property Type: House



168 Rose St FITZROY 3065 (REI)

Agent Comments

 3  2  1

Price: \$1,800,000

Method: Sold Before Auction

Date: 08/11/2020

Property Type: House (Res)