

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 9/40 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$485,000 & \$525,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2020 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	2/41 Hanover St FITZROY 3065	\$520,000	19/05/2021
2	14/129 Grey St EAST MELBOURNE 3002	\$520,000	06/10/2021
3	4/98 Nicholson St FITZROY 3065	\$516,000	13/09/2021

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: 12/10/2021 14:18



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$485,000 - \$525,000
Median Unit Price
Year ending June 2021: \$830,000

Comparable Properties



2/41 Hanover St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$520,000
Method: Sold Before Auction
Date: 19/05/2021
Property Type: Apartment



14/129 Grey St EAST MELBOURNE 3002 (REI) **Agent Comments**

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Price: \$520,000
Method: Sold Before Auction
Date: 06/10/2021
Property Type: Apartment



4/98 Nicholson St FITZROY 3065 (REI)

Agent Comments

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Price: \$516,000
Method: Private Sale
Date: 13/09/2021
Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177