

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 71-75 Argyle Street, Fitzroy VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Car		Or range between	\$595,000.00	&	\$640,000.00
1 bed, 1 bath, 1 Car		Or range between	\$650,000.00	&	\$715,000.00
1 Bed 1 Bath, 1 Car		Or range between	\$720,000.00	&	\$792,000.00
2 Bed, 2 Bath, 1 Car		Or range between	\$930,000.00	&	\$1,023,000.00
2 Bed, 2 Bath, 1 Car	\$1,275,000.00	Or range between		&	
2 Bed. 2 Bath, 2 Car		Or range between	\$1,275,000.00	&	\$1,402,500.00
2 Bed. 2 Bath, 2 Car	1,525,000.00	Or range between		&	
3 Bed. 2 Bath, 1 Car		Or range between	\$1,975,000.00	&	\$2,140,500.00
3 Bed, 2 Bath, 2 Car		Or range between	\$1,850,000.00	&	\$2,030,500.00
3 Bed, 2 Bath, 2 Car	\$2,200,000.00	Or range between		&	
3 Bed. 2 Bath, 2 Car	\$3,000,000.00	Or range between		&	
3 Bed, 2.5 Bath, 2 Car	\$2,200,000.00	Or range between		&	
3 Bed, 2.5 Bath, 2 Car	\$3,200,000.00	Or range between		&	
3 Bed, 2.5 Bath, 3 Car		Or range between	\$3,450,000.00	&	\$3,795,000.00

THREE SIXTY°

PROPERTY GROUP

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$753,000.00	Suburb	Fitzroy		
Period - From	1 Feb 2018	To	1 Feb 2019	Source	CoreLogic

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	11/5 Evans St, Brunswick	\$865,000	21/04/2018

Address of comparable unit	Price	Date of sale