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

Unit type or class

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

Indicative selling price

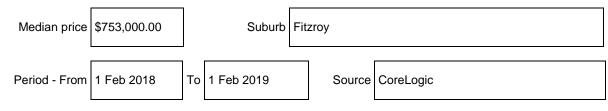
For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

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



PROPERTY GROUP

Suburb unit median sale price



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 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

