

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

191 GERTRUDE 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)

Single Price

or range
between

\$2,250,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,527,000

Property type

Commercial

Suburb

Fitzroy

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

2/51 LITTLE SMITH STREET FITZROY VIC 3065	\$2,150,000	15-Dec-20
GROUND FLOOR/122 GERTRUDE STREET FITZROY VIC 3065	\$2,546,500	22-Dec-20
30 ARGYLE STREET FITZROY VIC 3065	\$2,200,000	26-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 08 March 2022



**2/51 LITTLE SMITH STREET
FITZROY VIC 3065**

 2
 1
 1

Sold Price **\$2,150,000** Sold Date **15-Dec-20**

Distance -



**GROUND FLOOR/122 GERTRUDE
STREET FITZROY VIC 3065**

 -
 -
 -

Sold Price **\$2,546,500** Sold Date **22-Dec-20**

Distance -



**30 ARGYLE STREET FITZROY VIC
3065**

 -
 -
 -

Sold Price **\$2,200,000** Sold Date **26-Jan-21**

Distance -

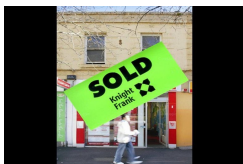


**75 GERTRUDE STREET FITZROY
VIC 3065**

 3
 -
 -

Sold Price **\$570,000** Sold Date **15-Mar-04**

Distance -



**LEVEL 1/469 ELIZABETH STREET
MELBOURNE VIC 3000**

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 -
 -

Sold Price **\$5,200,000** Sold Date **02-Jan-21**

Distance -



**125 ROSE STREET FITZROY VIC
3065**

 2
 1
 1

Sold Price **\$1,405,000** Sold Date **02-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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