



Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



11/92 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 2

Property Type: Apartment



9/600 Station St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$595,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: Apartment



402/80 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$584,000

Method: Private Sale

Date: 18/07/2017

Rooms: -

Property Type: Apartment

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

4/118 Rose Street, Fitzroy Vic 3065

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$638,000

Median sale price

Median price \$715,000 Unit X Suburb Fitzroy

Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

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 |
|--------------------------------------|-----------|--------------|
| 11/92 Wellington St COLLINGWOOD 3066 | \$640,000 | 18/02/2017 |
| 9/600 Station St CARLTON NORTH 3054 | \$595,000 | 20/05/2017 |
| 402/80 Stanley St COLLINGWOOD 3066 | \$584,000 | 18/07/2017 |