4/118 Rose Street, Fitzroy Vic 3065

Nelson Alexander





Rooms: Property Type: Townhouse Agent Comments

Spiros Karagiannidis 9486 1800 0413 348 793 skaragiannidis@nelsonalexander.com.au

> **Indicative Selling Price** \$580,000 - \$638,000 **Median Unit Price** Year ending June 2017: \$715,000

Comparable Properties



11/92 Wellington St COLLINGWOOD 3066 (REI)



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

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

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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 4/118 Rose Street, Fitzroy Vic 3065 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$580,000			&	\$638,000		
Median sale p	rice						
Median price	\$715,000		Unit	х	Subur	b Fitzroy	
Period - From	01/07/2016	to	30/06/2017		Source RE	urce 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

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