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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 of	ffered	for	sale
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Address	2/107 Kerr Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
Range between	\$2,000,000	Č.	\$2,200,000

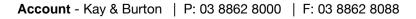
Median sale price

Median price	\$1,667,500	H	ouse	Х	Su	burb	Fitzroy
Period - From	01/04/2017	to	30/06	6/2017	Source	REIV	1

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
7b Hargreaves St FITZROY 3065	\$2,725,000	13/05/2017
49/183 Kerr St FITZROY 3065	\$2,265,000	27/05/2017
268 Langridge St ABBOTSFORD 3067	\$2,150,000	10/03/2017







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