

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

2/107 Kerr Street, Fitzroy Vic 3065

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

**Median sale price**

Median price

\$1,667,500

House

X

Suburb

Fitzroy

Period - From

01/04/2017

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
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