

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

16/300 YOUNG 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 May 2024

to

30 Apr 2025

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

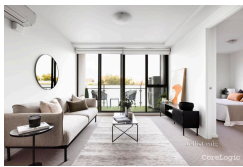
304/300 YOUNG STREET FITZROY VIC 3065	\$665,000	28-Mar-25
108/48 ROSE STREET FITZROY VIC 3065	\$685,000	15-Mar-25
109/470 SMITH STREET COLLINGWOOD VIC 3066	\$625,000	29-Mar-25

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.~~

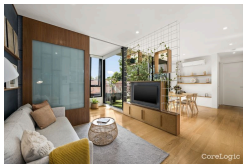
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304/300 YOUNG STREET FITZROY VIC 3065 Sold Price **\$665,000** Sold Date **28-Mar-25**
Distance **0km**

2 1 1



108/48 ROSE STREET FITZROY VIC 3065 Sold Price **\$685,000** Sold Date **15-Mar-25**
Distance **0.32km**

2 1 1



109/470 SMITH STREET COLLINGWOOD VIC 3066 Sold Price **\$625,000** Sold Date **29-Mar-25**
Distance **0.54km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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