

## 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

35 Rose Street, Fitzroy Vic 3065

##### Indicative selling price

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

Single price \$3,500,000

##### Median sale price

Median price	\$1,480,000	House	X	Unit		Suburb	Fitzroy
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

##### 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 six 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**

1		
2		
3		

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 six months.

Lee Muddle  
03 8415 6100  
0449 130 331

leemuddle@jelliscraig.com.au

**Indicative Selling Price**

\$3,500,000

**Median House Price**

Year ending December 2018: \$1,480,000



**Rooms:**

**Property Type:** Warehouse/Office

**Land Size:** 345 sqm approx

Agent Comments



## Comparable Properties

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 six months.