

9/5 St David Street, Fitzroy Vic 3065



3 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price:

\$959,000

Median Unit Price: December 2018: \$821.00

Agent Comments: Spacious apartment with three large bedroom, city views from two balconies, two bathrooms and basement parking

Comparable Properties



303/35 Victoria Parade, Collingwood 3066 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,100,000

Method: Private Sale

Date: 1/10/2018

Property Type: Apartment

Agent Comments: Apartment with two off street car parks plus storage cage. Superior layout with large terrace.



52 Brunswick Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,050,000

Method: Auction Sale

Date: 27/10/2018

Property Type: Apartment

Agent Comments: Modern apartment with balcony and courtyard. Has one les bedroom. Includes an off street car park.



25/184 Noone Street, Clifton Hill 3068 (REI/VG)

3 Bed 3 Bath 1 Car

Price: \$910,000

Method: Sold Before Auction

Date: 17/10/2018

Property Type: Unit

Agent Comments: Modern apartment with rooftop terrace and lock up garage.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

9/5 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Single Price \$959,000

Median sale price

Median price \$821,000

Unit X

Suburb Fitzroy

Period - From 01/01/2018

to 31/12/2018

Source REIV

Comparable property sales

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
303/35 Victoria Parade, COLLINGWOOD	\$1,100,000	1/10/2018
52 Brunswick Street, FITZROY	\$1,050,000	27/10/2018
25/184 Noone Street, CLIFTON HILL	\$910,000	17/10/2018