

## 74 Alexandra Parade, Fitzroy Vic 3065



**4 Bed 1 Bath 2 Car**

**Property Type:** House

**Indicative Selling Price**

\$1,350,000

**Median House Price**

September quarter 2018:

\$1,540,000

**Agent Comments:**

4 Bedroom home with lock up garage on approx. 344 sqm block

## Comparable Properties



**55 Brunswick Street, Fitzroy 3065 (REI)**

**3 Bed 1 Bath**

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 25/09/2018

**Property Type:** House - Terrace

**Agent Comments:** Terrace over two levels, no off street parking. Retained period features, superior quality home, smaller block size.



**754 Brunswick Street North, Fitzroy North 3068 (REI)**

**3 Bed 1 Bath**

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Property Type:** House (Res)

**Agent Comments:** Victorian home with dated interior, no off street parking and smaller land size.



**505 Lygon Street, Carlton North 3054**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,282,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Property Type:** House (Res)

**Agent Comments:** Brick home in original condition, corner block, approx. 338sqm. Also located on a main road.

## 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

#### Indicative selling price

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

Single price

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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
55 Brunswick Street, FITZROY 3065	\$1,400,000	25/09/2018
754 Brunswick Street North, FITZROY NORTH 3068	\$1,300,000	15/09/2018
505 Lygon Street, CARLTON NORTH 3054	\$1,282,000	27/10/2018