

## 32/9-19 Miller Street, Fitzroy North Vic 3068



**4 Bed 2 Bath 2 Car**  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 June quarter 2018: \$1,480,000

## Comparable Properties

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**3/148a Barkly Street, Fitzroy North 3069 (VG)**  
**4 Bed 2 Bath 1 Car**  
**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 03/05/2018  
**Property Type:** Strata Unit/Flat  
**Agent Comments:** 3 level townhouse



**79 Victoria Street, Brunswick East 3057 (REI)**  
**3 Bed 2 Bath 1 Car**  
**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Property Type:** Townhouse (Res)  
**Agent Comments:** 3 level townhouse in comfortable order



**7/1009 Rathdowne Street, Carlton North 3054 (REI)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$1,035,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Property Type:** Townhouse (Res)  
**Agent Comments:** 2 bedroom townhouse in similar development

## 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

32/9-19 Miller Street, Fitzroy North Vic 3068
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#### Indicative selling price

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

Range between

\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price

\$1,480,000	House	<input checked="" type="checkbox"/>	Suburb	Fitzroy North
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Period - From

01/04/2018	to	30/06/2018	Source	REIV
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#### 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
3/148a Barkly Street, FITZROY NORTH 3068	\$1,100,000	03/05/2018
79 Victoria Street, BRUNSWICK EAST 3057	\$1,075,000	16/06/2018
7/1009 Rathdowne Street, CARLTON NORTH 3054	\$1,035,000	11/08/2018