

52 Reid Street, Fitzroy North Vic 3068



3 Bed 2 Bath 2 Car

Property Type: House (Res)

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2019: \$1,425,000

Comparable Properties



4/120 Queens Parade, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,575,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Townhouse (Conjoined)

Agent Comments: Spacious townhouse within former warehouse



16 Newry Street, Carlton North 3054 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,495,000

Method: Private Sale

Date: 28/08/2019

Property Type: Townhouse (Res)

Agent Comments: Three level townhouse near Nicholson Street Corner



500 Napier Street, Fitzroy North 3068 (REI)

4 Bed 3 Bath 2 Car

Price: \$1,425,000

Method: Auction Sale

Date: 10/08/2019

Property Type: Townhouse (Res)

Agent Comments: Three level townhouse in large 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

52 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,425,000 House Suburb Fitzroy North

Period - From 01/07/2018 to 30/06/2019 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
4/120 Queens Parade, FITZROY NORTH 3068	\$1,575,000	22/06/2019
16 Newry Street, CARLTON NORTH 3054	\$1,495,000	28/08/2019
500 Napier Street, FITZROY NORTH 3068	\$1,425,000	10/08/2019

This Statement of Information was prepared on:

3/09/2019