

109/70-74 Nicholson Street, Fitzroy Vic 3065



Bed Bath Car
Property Type:
Indicative Selling Price
 \$260,000
Median House Price
 26/06/2019 – 25/06/2020:
 \$790,500

Comparable Properties



806/488 Swanston Street, Carlton 3053 (REI)

1 Bed 1 Bath - Car
Price: \$260,000
Method: Private Sale
Date: 17/06/2020
Rooms: 2
Property Type: Apartment
Agent Comments: Similar location, similar condition, slightly larger



206/70-74 Nicholson Street, Fitzroy 3065 (REI)

1 Bed 1 Bath - Car
Price: \$250,000
Method: Private Sale
Date: 01/06/2020
Rooms: 1
Property Type: Apartment
Agent Comments: Same location, same condition, same size.



512/45 Victoria Parade, Collingwood 3066 (REI)

2 Bed 1 Bath - Car
Price: \$212,000
Method: Private Sale
Date: 16/06/2020
Property Type: Unit
Agent Comments: Inferior location, inferior condition, similar size

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

109/70-74 Nicholson Street, Fitzroy Vic 3065
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Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$790,500

Unit

x

Suburb

Fitzroy

Period - From

26/06/2019

to

25/06/2020

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
806/488 Swanston Street, CARLTON 3053	\$260,000	17/06/2020
206/70-74 Nicholson Street, FITZROY 3065	\$250,000	01/06/2020
512/45 Victoria Parade, COLLINGWOOD 3066	\$212,000	16/06/2020

This Statement of Information was prepared on:

26/06/2020 10:43
