Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

86 Newry Street, Fitzroy North Vic 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&	\$1,200,000					
Median sale price									
Median price	\$1,340,000	House	e X	Unit	Suburb	Fitzroy North			
Period - From	01/04/2019	to 3	80/06/2019	Source	REIV				

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Add	Iress of comparable property	Price	Date of sale
1	47 Birkenhead St FITZROY NORTH 3068	\$1,215,000	10/08/2019
2	35 King St FITZROY NORTH 3068	\$1,200,000	10/08/2019
3	162 Rae St FITZROY NORTH 3068	\$1,160,000	06/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House (Res) Land Size: 151 sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June guarter 2019: \$1,340,000

Comparable Properties



47 Birkenhead St FITZROY NORTH 3068 (REI) Agent Comments



Price: \$1,215,000 Method: Auction Sale Date: 10/08/2019 Rooms: -Property Type: House (Res)



35 King St FITZROY NORTH 3068 (REI)

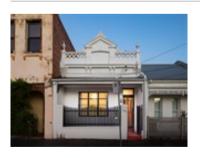
1

Agent Comments

Agent Comments

Price: \$1,200,000 Method: Auction Sale Date: 10/08/2019 Rooms: -Property Type: House (Res)

2



162 Rae St FITZROY NORTH 3068 (REI/VG)



63 1

Price: \$1,160,000 Method: Auction Sale Date: 06/04/2019

Rooms: -Property Type: House (Res) Land Size: 147 sqm approx

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