

5 Argyle Street, Fitzroy Vic 3065



3 Bed 2 Bath – Car

Rooms: 6

Property Type: House

Land Size: 75 sqm approx

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2022:

\$1,530,000

Comparable Properties



245 Gore Street, Fitzroy 3065 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,425,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House(Res)

Land Size: 121 sqm approx

Agent Comments: Similar style home, interior condition and accommodation



637 Brunswick Street, Fitzroy North 3068 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,420,000

Method: Private Sale

Date: 12/08/2022

Property Type: House

Land Size: 108 sqm approx

Agent Comments: Similar style home, interior condition and accommodation

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

5 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,530,000

House

x

Suburb

Fitzroy

Period - From

01/10/2021

to

30/09/2022

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
245 Gore Street, FITZROY 3065	\$1,425,000	18/06/2022
637 Brunswick Street, FITZROY NORTH 3068	\$1,420,000	12/08/2022

This Statement of Information was prepared on:

24/11/2022 17:13