

42 Kerr Street, Fitzroy, VIC 3065



3 Bed 1 Bath - Car

Property Type: House (Previously Occupied – Detached)

Land Size: 269 sqm approx

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

June quarter 2023: \$1,718,444

Comparable Properties



45 Grant Street, Clifton Hill 3068 (REI)

3 Bed 2 Bath - Car

Price: \$2,565,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 258 sqm approx

Agent Comments: Superior location, similar size, superior condition.



64 Garton Street, Princes Hill 3054 (REI)

3 Bed 2 Bath 1 Car

Price: \$2,300,000

Method: Sold Before Auction

Date: 23/06/2023

Property Type: House (Res)

Land Size: 265 sqm approx

Agent Comments: Superior location, similar land size, similar condition.



17 Hunter Street, Abbotsford 3067 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$2,100,000

Method: Private Sale

Date: 09/05/2023

Property Type: House

Land Size: 267 sqm approx

Agent Comments: Similar location, similar size, similar condition.

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

42 Kerr Street, Fitzroy, VIC 3065

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,718,444 House x Suburb Fitzroy

Period - From 01/04/2023 to 30/06/2023 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
45 Grant Street, Clifton Hill 3068	\$2,565,000	05/08/2023
64 Garton Street, Princes Hill 3054	\$2,300,000	23/06/2023
17 Hunter Street, Abbotsford 3067	\$2,100,000	09/05/2023

This Statement of Information was prepared on:

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