

7/97 Westgarth Street, Fitzroy Vic 3065



2 Bed 2 Bath 2 Car

Rooms: 3

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,560,000

Comparable Properties



17/180 Queens Parade, Fitzroy North 3068 (VG)

2 Bed 2 Bath 1 Car

Price: \$1,130,000

Method: Private Sale

Date: 21/02/2022

Property Type: Townhouse Conjoined

Agent Comments: Townhouse in former warehouse, larger development.



149A Argyle Street, Fitzroy 3068 (REI)

2 Bed 1 Bath

Price: \$1,250,000

Method: Private Sale

Date: 10/02/2022

Property Type: House

Agent Comments: Compact terrace, no parking



302/9 Little Oxford Street, Collingwood 3066 (REI)

2 Bed 2 Bath 2 Car

Price: \$1,125,000

Method: Private Sale

Date: 04/04/2022

Property Type: Apartment

Land Size: 118 sqm approx

Agent Comments: Compact, recently built apartment.

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

7/97 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,560,000 House x Suburb Fitzroy

Period - From 01/01/2022 to 31/03/2022 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
17/180 Queens Parade, FITZROY NORTH 3068	\$1,130,000	21/02/2022
149A Argyle Street, FITZROY 3068	\$1,250,000	10/02/2022
302/9 Little Oxford Street, COLLINGWOOD 3066	\$1,125,000	04/04/2022

This Statement of Information was prepared on:

16/05/2022 08:02