

## 526 Brunswick Street, Fitzroy North Vic 3068



**4 Bed 1 Bath 2 Car**  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 250 sqm approx  
**Indicative Selling Price**  
 \$1,800,000 - \$1,980,000  
**Median House Price**  
 20/07/2021 - 19/07/2022:  
 \$1,720,000

## Comparable Properties



### 104 Rae Street, Fitzroy North 3068 (REI/VG)

**4 Bed 2 Bath 1 Car**  
**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)  
**Land Size:** 137 sqm approx  
**Agent Comments:** Superior renovation & location inferior land size



### 36 Church Street, Fitzroy North 3068 (REI/VG)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,975,000  
**Method:** Private Sale  
**Date:** 25/03/2022  
**Property Type:** House  
**Land Size:** 160 sqm approx  
**Agent Comments:** Superior position, inferior land size and floorplan



### 234 Amess Street, Carlton North 3054 (REI)

**4 Bed 1 Bath - Car**  
**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 16/07/2022  
**Property Type:** House (Res)  
**Land Size:** 496 sqm approx  
**Agent Comments:** Superior location, inferior renovation & layout

## 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

526 Brunswick Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

#### Median sale price

Median price \$1,720,000 House x Suburb Fitzroy North

Period - From 20/07/2021 to 19/07/2022 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
104 Rae Street, FITZROY NORTH 3068	\$2,025,000	07/05/2022
36 Church Street, FITZROY NORTH 3068	\$1,975,000	25/03/2022
234 Amess Street, CARLTON NORTH 3054	\$1,875,000	16/07/2022

This Statement of Information was prepared on:

20/07/2022 12:09