# 37 Reid Street, Fitzroy North Vic 3068



**2 Bed 1 Bath – Car**
**Property Type:** House (Res)
**Land Size:** 129 sqm approx
**Indicative Selling Price**
$1,149,000
**Median House Price**
September quarter 2024:
$1,530,000

## Comparable Properties



**17 Davis Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**
**Price:** $1,155,000
**Method:** Auction Sale
**Date:** 23/11/2024
**Property Type:** House (Res)
**Agent Comments:** Inferior land size, same accommodation, similar condition



**25 Ivan Street, Fitzroy North 3068 (REI)**

**2 Bed 1 Bath - Car**
**Price:** $1,170,000
**Method:** Private Sale
**Date:** 23/10//2024
**Property Type:** House
**Agent Comments:** Similar land size, inferior condition & internal size



**8 Howe Street, Fitzroy North 3068 (VG)**

**2 Bed 1 Bath - Car**
**Price:** $1,125,000
**Method:** Sale
**Date:** 16/08/2024
**Property Type:** House - Attached House N.E.C.
**Land Size:** 100 sqm approx
**Agent Comments:** Inferior land size & condition, similar location and accommodation

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area
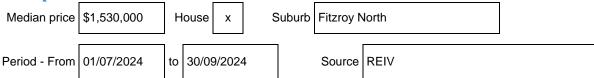
**Sections 47AF of the *Estate Agents Act 1980***

### Property offered for sale

Address
Including suburb or locality and postcode | 37 Reid Street, Fitzroy North Vic 3068

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

Single price | $1,149,000

### Median sale price

Median price | $1,530,000 | House | x | Suburb | Fitzroy North

Period - From | 01/07/2024 | to | 30/09/2024 | 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 Davis Street, CARLTON NORTH 3054 | $1,155,000 | 23/11/2024 |
| 25 Ivan Street, FITZROY NORTH 3068 | $1,170,000 | 23/10/2024 |
| 8 Howe Street, FITZROY NORTH 3068 | $1,125,000 | 16/08/2024 |

This Statement of Information was prepared on: | 29/11/2024 11:52