69 Reid Street, Fitzroy North Vic 3068



2 Bed 1 Bath - Car Property Type: House Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending September 2023: \$1,567,000

Comparable Properties



313 Young Street, Fitzroy 3065 (REI)

2 Bed 1 Bath - Car Price: \$1,105,000 Method: Private Sale Date: 04/11/2023 Property Type: House

Agent Comments: Similar location, similar size, superior

condition



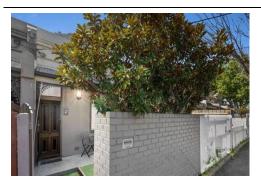
29 Luscombe Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car Price: \$995,000 Method: Auction Sale Date: 07/10/2023

Property Type: House (Res)

Agent Comments: Similar location, similar size, superior

condition



172 Keele Street, Collingwood 3066 (REI)

2 Bed 1 Bath - Car Price: \$968.555

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)

Agent Comments: Similar location, similar size, superior

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

Address Including suburb or locality and postcode	69 Reid Street, Fitzroy North Vic 3068
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Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

Median sale price

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Median price	\$1,567,000	Н	ouse	х	S	uburb	Fitzroy N	North	
Period - From	01/10/2022	to	30/09/2	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
313 Young Street, FITZROY 3065	\$1,105,000	04/11/2023
29 Luscombe Street, BRUNSWICK 3056	\$995,000	07/10/2023
172 Keele Street, COLLINGWOOD 3066	\$968,555	08/11/2023

This Statement of Information was prepared on: 13/11/2023 13:21

