

20 Newry Street, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied – Detached)

Land Size: 140 sqm approx

Indicative Selling Price

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

Median House Price

March quarter 2022: \$1,780,000

Comparable Properties



39 York Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath - Car

Price: \$1,210,000

Method: Private Sale

Date: 23/05/2022

Property Type: House

Land Size: 133 sqm approx

Agent Comments: Similar size, similar condition, northerly aspect



115 Curtain Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car

Price: \$1,060,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 95 sqm approx

Agent Comments: Similar size, similar location, 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

20 Newry Street, Fitzroy North Vic 3068

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 \$1,780,000 House x Suburb Fitzroy North

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
39 York Street, FITZROY NORTH 3068	\$1,210,000	23/05/2022
115 Curtain Street, CARLTON NORTH 3054	\$1,060,000	27/05/2022

This Statement of Information was prepared on:

27/06/2022 13:57