

## 4/14 Brennand Street, Fitzroy North Vic 3068



**1 Bed 1 Bath 1 Car**  
**Rooms:** 2  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$395,000  
**Median House Price**  
 Year ending September 2022:  
 \$730,000

## Comparable Properties



### 4/443 Napier Street, Fitzroy 3065 (REI)

**1 Bed 1 Bath - Car**  
**Price:** \$415,000  
**Method:** Auction Sale  
**Date:** 08/10/2022  
**Property Type:** Unit  
**Agent Comments:** Same accommodation, similar style apartment, similar location



### 16/272 Barkly Street, Fitzroy North 3068 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$395,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** Apartment  
**Agent Comments:** Similar condition, interior complex size



### 17/8 Bennett Street, Fitzroy North 3068 (REI)

**1 Bed 1 Bath 1 Car**  
**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 12/10/2022  
**Property Type:** Unit  
**Agent Comments:** Similar location & complex , inferior 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

4/14 Brennand 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)

Single price

\$395,000

#### Median sale price

Median price

\$730,000

Unit

x

Suburb

Fitzroy North

Period - From

01/10/2021

to

30/09/2022

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
4/443 Napier Street, FITZROY 3065	\$415,000	08/10/2022
16/272 Barkly Street, FITZROY NORTH 3068	\$395,500	03/09/2022
17/8 Bennett Street, FITZROY NORTH 3068	\$385,000	12/10/2022

This Statement of Information was prepared on:

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