

11/180 Queens Parade, Fitzroy North Vic 3068



3 Bed 2 Bath 1 Car

Property Type: Townhouse

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2023:

\$1,520,000

Comparable Properties



9A Valiant Street, Abbotsford (REI/VG)

2 Bed 1 Bath 1 Car

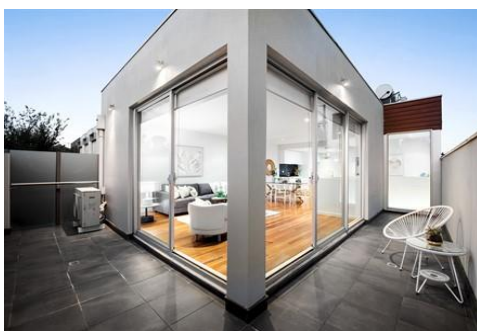
Price: \$965,000

Method: Sold Before Auction

Date: 10/04/2023

Property Type: Townhouse (Res)

Agent Comments: Superior building and internal size, similar accommodation 1 bathroom



1/69-73 Brunswick Road, Brunswick East 3057 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$950,000

Method: Private Sale

Date: 01/05/2023

Property Type: Townhouse (Single)

Agent Comments: Similar location, same accommodation & condition



21/26-36 High Street, Northcote 3070 (REI/VG)

2 Bed 1 Bath 2 Car

Price: \$901,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

Agent Comments: Similar location, same accommodation & 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

11/180 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,520,000 House x Suburb Fitzroy North

Period - From 01/04/2022 to 31/03/2023 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 |
|---|-----------|--------------|
| 9A Valiant Street, ABBOTSFORD 3067 | \$965,000 | 10/04/2023 |
| 1/69-73 Brunswick Road, BRUNSWICK EAST 3057 | \$950,000 | 01/05/2023 |
| 21/26-36 High Street, NORTHCOTE 3070 | \$901,000 | 04/03/2023 |

This Statement of Information was prepared on:

09/06/2023 13:14