

## 5/88 Queens Parade, Fitzroy North Vic 3068



**3 Bed 3 Bath 2 Car**

**Property Type:** Townhouse

**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median House Price**

01/06/2022 – 31/05/2023:

\$634,000

## Comparable Properties



**5/35 Jamieson Street, Fitzroy North 3068 (REI/VG)**

**3 Bed 2 Bath 1 Car**

**Price:** \$1,310,000

**Method:** Sold Before Auction

**Date:** 06/03/2023

**Property Type:** Townhouse (Res)

**Agent Comments:** Similar location, similar size, similar condition, street frontage



**510 Rae Street, Fitzroy North 3068 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** Townhouse (Res)

**Agent Comments:** Similar location, similar size, inferior condition, small garage



**80/80 Trenerry Crescent, Abbotsford 3067 (REI)**

**2 Bed 2 Bath 2 Car**

**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Townhouse (Res)

**Agent Comments:** Similar size, similar condition, inferior location.

## 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

5/88 Queens Parade, 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)

Range between \$1,100,000 & \$1,210,000

#### Median sale price

Median price \$634,000 Unit x Suburb Fitzroy North

Period - From 01/06/2022 to 31/05/2023 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
5/35 Jamieson Street, FITZROY NORTH 3068	\$1,310,000	06/03/2023
510 Rae Street, FITZROY NORTH 3068	\$1,280,000	20/05/2023
80/80 Trenerry Crescent, ABBOTSFORD 3067	\$1,115,000	25/02/2023

This Statement of Information was prepared on:

01/06/2023 13:11