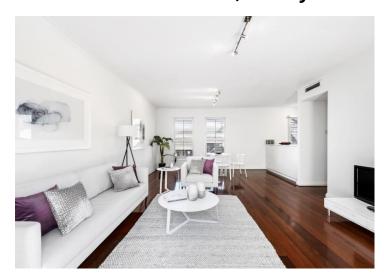# 43/682 Nicholson Street, Fitzroy North Vic 3068

2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
$785,000
Median House Price
26/03/2023 - 25/03/2024: $762,500

Comparable Properties

8/1-9 O'Connor Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 2 Car
Price: $790,000
Method: Auction Sale
Date: 29/02/2024
Property Type: Unit
Agent Comments: Contemporary apartment in smaller complex

42/682 Nicholson Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $760,000
Method: Sale
Date: 01/05/2024
Property Type: Apartment
Agent Comments: Adjacent unit, same floor plan, with one car space.

30/140 Queens Parade, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car
Price: $745,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in large development

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	43/682 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Single Price | $785,000

Median sale price

| Median price | $762,500 | Unit | x | Suburb | Fitzroy North |

| Period - From | 26/03/2023 | to | 25/03/2024 | 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
8/1-9 Oconnor Street, BRUNSWICK EAST 3057	$790,000	29/02/2024
42/682 Nicholson Street, FITZROY NORTH 3068	$760,000	01/05/2024
30/140 Queens Parade, FITZROY NORTH 3068	$745,000	12/02/2024

This Statement of Information was prepared on: | 20/05/2024