

51/1 St David Street, Fitzroy Vic 3065



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$639,000

Median House Price

Year ending September 2022:

\$820,000

Comparable Properties



908/118 Russell Street, Melbourne 3000 (REI)

2 Bed 1 Bath 1 Car

Price: \$665,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Apartment

Agent Comments: Larger property, superior location, superior condition



504/11 Reid Street, Fitzroy North 3068 (REI)

2 Bed 2 Bath 1 Car

Price: \$660,000

Method: Sold Before Auction

Date: 14/11/2022

Property Type: Apartment

Agent Comments: Larger property, superior location, superior condition



1/109 Oxford Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car

Price: \$603,000

Method: Private Sale

Date: 21/11/2022

Property Type: Apartment

Agent Comments: Smaller property, similar condition, similar 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

51/1 St David Street, Fitzroy Vic 3065

Indicative selling price

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

Single Price

\$639,000

Median sale price

Median price

\$820,000

Unit

x

Suburb

Fitzroy

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
908/118 Russell Street, MELBOURNE 3000	\$665,000	19/11/2022
504/11 Reid Street, FITZROY NORTH 3068	\$660,000	14/11/2022
1/109 Oxford Street, COLLINGWOOD 3066	\$603,000	21/11/2022

This Statement of Information was prepared on:

05/12/2022 12:07