

6 Laura Place, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Townhouse
Land Size: 62 sqm approx
Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 16/08/2021 – 15/08/2022:
 \$915,000

Comparable Properties



6/940 Lygon Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$887,500
Method: Auction Sale
Date: 19/03/2022
Property Type: Townhouse (Res)
Agent Comments: Similar location, same accommodation and condition. Inferior outdoor space.



2/40 St David Street, Fitzroy 3065 (VG)

2 Bed 1 Bath 1 Car
Price: \$825,000
Method: Sale
Date: 05/04/2022
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Similar location, same accommodation and condition. Inferior outdoor space.



3/600 Station Street, Carlton North 3054 (VG)

2 Bed 1 Bath 1 Car
Price: \$800,000
Method: Sale
Date: 09/04/2022
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Superior location, same accommodation

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

6 Laura Place, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$915,000

Townhouse

x

Suburb

Fitzroy North

Period - From

16/08/2021

to

15/08/2022

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
6/940 Lygon Street, CARLTON NORTH 3054	\$887,500	19/03/2022
2/40 St David Street, FITZROY 3065	\$825,000	05/04/2022
3/600 Station Street, CARLTON NORTH 3054	\$800,000	09/04/2022

This Statement of Information was prepared on:

16/08/2022 13:49