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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

407/58 Queens Parade Fitzroy North VIC 3068

 2  1  1

Indicative Selling Price

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

Range between \$630,000 & \$690,000





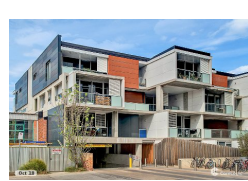







Median Sale Price

\$609,500 Units in Fitzroy north between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	117/4 Bik Lane Fitzroy North VIC 3068	Sold Price	\$679,000	Sold Date	04-Jul-18
	 2  1 			Distance	0.88km
	25/4 Bik Lane Fitzroy North VIC 3068	Sold Price	\$690,000	Sold Date	24-Nov-18
	 2  1 			Distance	0.88km
	2/322 St Georges Road Fitzroy North VIC 3068	Sold Price	\$675,000	Sold Date	20-Jun-18
	 2  1 			Distance	1.39km

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