

30/86 Queens Parade, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$460,000 - \$490,000
Median House Price
 Year ending December 2023:
 \$750,000

Comparable Properties



1/55 Reid Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$520,000
Method: Private Sale
Date: 12/10/2023
Property Type: Apartment
Agent Comments: Similar location & condition, inferior outdoor space, same accommodation



210/11 Reid Street, Fitzroy North 3068 (VG)

1 Bed 1 Bath - Car
Price: \$490,000
Method: Sale
Date: 16/10/2023
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit
Agent Comments: Similar location, inferior outdoor space, same accommodation



206/353 Napier Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath - Car
Price: \$480,000
Method: Private Sale
Date: 20/09/2023
Property Type: Apartment
Agent Comments: Inferior internal & external size, same accommodation, 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

30/86 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$750,000 Unit x Suburb Fitzroy North

Period - From 01/01/2023 to 31/12/2023 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
1/55 Reid Street, FITZROY NORTH 3068	\$520,000	12/10/2023
210/11 Reid Street, FITZROY NORTH 3068	\$490,000	16/10/2023
206/353 Napier Street, FITZROY 3065	\$480,000	20/09/2023

This Statement of Information was prepared on:

29/02/2024