

5/40 Moor Street, Fitzroy Vic 3065



1 Bed 1 Bath 1 Car

Rooms: 1

Property Type: Apartment

Indicative Selling Price

\$475,000 - \$495,000

Median House Price

Year ending June 2023: \$800,000

Comparable Properties



206/353 Napier Street, Fitzroy 3065 (REI)

1 Bed 1 Bath 1 Car

Price: \$480,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment

Agent Comments: Similar location, inferior accommodation no parking, superior condition more updated



13/300 Young Street, Fitzroy 3065 (VG)

1 Bed 1 Bath 1 Car

Price: \$475,000

Method: Sale

Date: 02/06/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments: Inferior location, same accommodation, inferior internal size.



4/86 Queens Parade, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$475,000

Method: Private Sale

Date: 01/06/2023

Property Type: Apartment

Agent Comments: Inferior location, same accommodation and size, similar condition

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

5/40 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$475,000 & \$495,000

Median sale price

Median price \$800,000 Unit x Suburb Fitzroy

Period - From 01/07/2022 to 30/06/2023 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
206/353 Napier Street, FITZROY 3065	\$480,000	20/09/2023
13/300 Young Street, FITZROY 3065	\$475,000	02/06/2023
4/86 Queens Parade, FITZROY NORTH 3068	\$475,000	01/06/2023

This Statement of Information was prepared on:

05/10/2023 10:07