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)

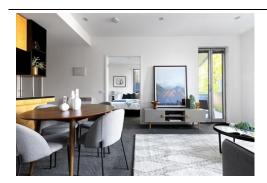
1 Bed 1 Bath 1 Car Price: \$475,000 Method: Sale Date: 02/06/2023

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 Address	for sale
	5/40 Moor Street, Fitzroy Vic 3065
Indicative selling For the meaning of this pr	price ice see consumer.vic.gov.au/underquoting

M	ed	ian	sal	P	nrice

Range between

\$475,000

sale price				_			
Median price	\$800,000		Unit x	Suburb	Fitzroy	,	
Period - From	01/07/2022	to	30/06/2023	s	ource	REIV	

\$495,000

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

