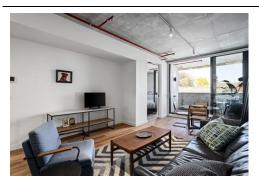
9/3 Miller Street, Fitzroy North Vic 3068



2 Bed 2 Bath 2 Car Rooms: 3 Property Type: Apartment Indicative Selling Price \$760,000 - \$820,000 Median House Price 27/01/2022 - 26/01/2023: \$826,000

Comparable Properties



102/41 Miller Street, Brunswick East 3057 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$809,500 Method: Auction Sale Date: 12/11/2022 Property Type: Unit

Agent Comments: Comparable location, superior

presentation inferior size



13/107 Herbert Street, Northcote 3070 (REI)

2 Bed 1 Bath 1 Car Price: \$780,000 Method: Auction Sale Date: 10/12/2022

Property Type: Townhouse (Res)

Agent Comments: Comparable location, inferior size,

comparable presentation



11/3 Miller Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 2 Car Price: \$775.000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: Townhouse (Res)

Agent Comments: Comparable location, inferior size (only

1 bathroom) comparable presentation

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	9/3 Miller Street, Fitzroy North Vic 3068
locality and postocac	

Indicative selling price

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

Range between	\$760,000	&	\$820,000
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Median sale price

Median price	\$826,000	То	wnhouse	х	Suburb	Fitzroy N	North	
Period - From	27/01/202	to	26/01/202	23		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
102/41 Miller Street, BRUNSWICK EAST 3057	\$809,500	12/11/2022
13/107 Herbert Street, NORTHCOTE 3070	\$780,000	10/12/2022
11/3 Miller Street, FITZROY NORTH 3068	\$775,000	19/10/2022

This Statement of Information was prepared on: 27/01/2023 10:42

