

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

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$826,000 Townhouse x Suburb Fitzroy North

Period - From 27/01/2022 to 26/01/2023 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
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