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10/81 Alfred Crescent, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$520,000 Median House Price June quarter 2024: \$720,000

Comparable Properties



405/69 Victoria Street, Fitzroy 3065(REI/VG)

1 Bed 1 Bath 1 Car Price: \$520,000 Method: Sold Before Auction Date: 28/06/2024 Property Type: Apartment Agent Comments: Comparable attributes, inferior condition & location, superior as has a balcony



3/47 Barkly Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$500,000 Method: Auction Sale Date: 22/06/2024 Property Type: Unit Agent Comments:



201/424 Gore Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car Price: \$500,000 Method: Sold Before Auction Date: 13/04/2024 Property Type: Apartment Agent Comments: Comparable attributes & condition, inferior 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 locality and postcode

Including suburb or 10/81 Alfred Crescent, Fitzroy North Vic 3068sss

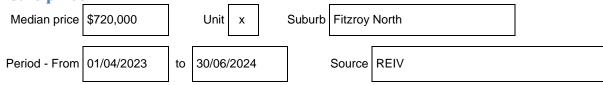
Indicative selling price

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

Single price

\$520,000

Median sale price



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 |
|--------------------------------------|-----------|--------------|
| 405/69 Victoria Street, FITZROY 3065 | \$520,000 | 28/06/2024 |
| 3/47 Barkly Street, CARLTON 3053 | \$500,000 | 22/06/2024 |
| 201/424 Gore Street, FITZROY 3065 | \$500,000 | 13/04/2024 |

This Statement of Information was prepared on:

23/09/2024 09:04



This guide must not be taken as legal advice.