

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
Including suburb or locality and postcode

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

Median price

\$720,000

 Unit

x

 Suburb

Fitzroy North

Period - From

01/04/2023

 to

30/06/2024

 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
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
