

10 Brookes Crescent, Fitzroy North Vic 3068



3 Bed 1 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

29/03/2021 - 28/03/2022:

\$985,000

Comparable Properties



5/45 Moor Street, Fitzroy 3065 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,200,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Townhouse (Res)

Agent Comments: inferior land size, superior land size



2/46 John Street, Brunswick East 3057 (REI/VG)

3 Bed 1 Bath 1 Car

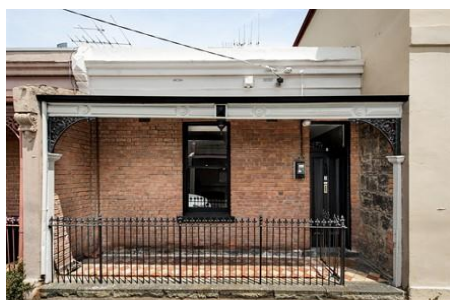
Price: \$1,150,000

Method: Private Sale

Date: 21/12/2021

Property Type: Townhouse (Single)

Agent Comments: similar condition & layout



2 Greeves Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,130,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments: Inferior land size & condition, superior position

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 Brookes Crescent, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$985,000 House ☒ Suburb Fitzroy North

Period - From 29/03/2021 to 28/03/2022 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
5/45 Moor Street, FITZROY 3065	\$1,200,000	27/11/2021
2/46 John Street, BRUNSWICK EAST 3057	\$1,150,000	21/12/2021
2 Greeves Street, FITZROY 3065	\$1,130,000	18/12/2021

This Statement of Information was prepared on:

29/03/2022 14:52