

193 Moor Street, Fitzroy Vic 3065



2 Bed 1 Bath - Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$820,000 - \$900,000

Median House Price

14/08/2023 - 13/08/2024:

\$1,707,500

Comparable Properties



4 Stafford Street, Abbotsford 3067 (REI)

2 Bed 1 Bath - Car

Price: \$860,000

Method: Private Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 126 sqm approx

Agent Comments: Inferior location, comparable attributes, superior condition



37 Smith Street, Richmond 3121 (REI/VG)

2 Bed 1 Bath - Car

Price: \$855,000

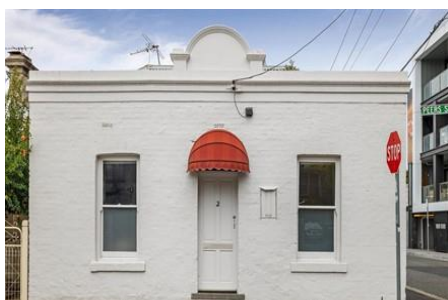
Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 106 sqm approx

Agent Comments: Inferior location, similar land size, superior condition



2 Peers Street, Richmond 3121 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$900,000

Method: Sold Before Auction

Date: 21/03/2024

Property Type: House (Res)

Land Size: 100 sqm approx

Agent Comments: Inferior location, similar land size, superior condition

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

193 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$820,000

&

\$900,000

Median sale price

Median price

\$1,707,500

House

x

Suburb

Fitzroy

Period - From

14/08/2023

to

13/08/2024

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
4 Stafford Street, ABBOTSFORD 3067	\$860,000	20/07/2024
37 Smith Street, RICHMOND 3121	\$855,000	15/05/2024
2 Peers Street, RICHMOND 3121	\$900,000	21/03/2024

This Statement of Information was prepared on:

14/08/2024 09:26