

205 Barkly Street, Fitzroy North Vic 3068



4 Bed 3 Bath 1 Car
Property Type: House
Land Size: 448 sqm approx
Indicative Selling Price
 \$3,995,000
Median House Price
 December quarter 2023:
 \$2,112,750

Comparable Properties



88 McIlwraith Street, Princes Hill 3054 (REI)

4 Bed 2 Bath 2 Car
Price: \$3,615,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 500 sqm approx
Agent Comments: Similar location, similar size, inferior condition



93 Bastings Street, Northcote 3070 (REI)

4 Bed 2 Bath 2 Car
Price: \$3,600,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 450 sqm approx
Agent Comments: Inferior location, smaller size, similar condition



180 McKean Street, Fitzroy North 3068 (REI)

4 Bed 1 Bath 2 Car
Price: \$3,425,000
Method: Auction Sale
Date: 16/03/2023
Property Type: House
Land Size: 485 sqm approx
Agent Comments: Similar location, similar size, inferior 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

205 Barkly Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$3,995,000

Median sale price

Median price

\$2,112,750

House

x

Suburb

Fitzroy North

Period - From

01/10/2023

to

31/12/2023

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
88 McIlwraith Street, PRINCES HILL 3054	\$3,615,000	23/03/2024
93 Bastings Street, NORTHCOTE 3070	\$3,600,000	17/02/2024
180 McKean Street, FITZROY NORTH 3068	\$3,425,000	16/03/2024

This Statement of Information was prepared on:

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