woodards 🚾

6/54 Kneen Street, Fitzroy North Vic 368



1 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$320,000 Median Unit Price Year ending March 2019: \$608,000

Comparable Properties



5/33 Rae Street, Fitzroy North 3068 (REI/VG) 1 Bed 1 Bath 1 Car Price: \$335,000 Method: Private Sale Date: 23/05/2019 Property Type: Apartment Agent Comments: Similar location and floorplan. Superior condition.



9/3 Jessie Street, Northcote 3070 (VG) 1 Bed 1 Bath Price: \$330,000 Method: Sale Date: 28/02/2019 Property Type: Flat/Unit/Apartment (Res) Agent Comments: Superior condition and floorplan. Inferior location.



9/76 Brunswick Road, Brunswick 3056 (VG) 1 Bed 1 Bath 1 Car Price: \$310,000 Method: Sale Date: 21/03/2019 Property Type: Strata Title/ Townhouse Agent Comments: Inferior location. Similar condition and floorplan.

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 6/54 Kneen Street, Fitzroy North Vic 3068

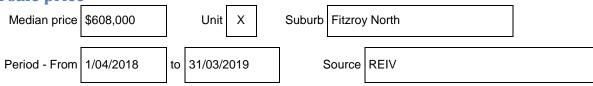
Indicative selling price

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

Single price

\$320,000

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 |
|-------------------------------------|-----------|--------------|
| 5/33 Rae Street, FITZROY NORTH 3068 | \$335,000 | 23/05/2019 |
| 9/3 Jessie Street, NORTHCOTE 3070 | \$330,000 | 28/02/2019 |
| 9/76 Brunswick Road, BRUNSWICK 3056 | \$310,000 | 21/03/2019 |



This guide must not be taken as legal advice.