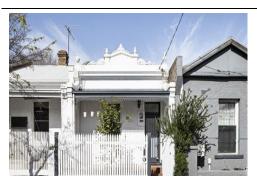
23 St Georges Road South, Fitzroy North Vic 3068



2 Bed 1 Bath - Car Property Type: House Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending December 2021: \$1,847,000

Comparable Properties



470 Brunswick Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath - Car Price: \$1,032,000 Method: Private Sale Date: 10/12/2021 Property Type: House Land Size: 207 sqm approx

Agent Comments: Superior condition & land size , similar

layout



91 Fenwick Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car Price: \$1,020,000 Method: Private Sale Date: 02/03/2022 Property Type: House Land Size: 107 sqm approx

Agent Comments: Similar condition, superior location



42 Alexandra Parade, Fitzroy 3065 (REI/VG)

3 Bed 1 Bath - Car Price: \$980,000 Method: Private Sale Date: 21/12/2021 Property Type: House Land Size: 136 sqm approx

Agent Comments: inferior location, similar era

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

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Address	
Including suburb or	23 St Georges Road South, Fitzroy North Vic 3068
locality and postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
Range between	\$950,000	&	\$1,045,000

Median sale price

Median price	\$1,847,000	Н	ouse x	Suburb	Fitzroy N	lorth	
Period - From	01/01/2021	to	31/12/2021		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
470 Brunswick Street, FITZROY NORTH 3068	\$1,032,000	10/12/2021
91 Fenwick Street, CARLTON NORTH 3054	\$1,020,000	02/03/2022
42 Alexandra Parade, FITZROY 3065	\$980,000	21/12/2021

This Statement of Information was prepared on: 18/03/2022 11:49

