

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*

Property offered for sale

Address
Including suburb or
locality and postcode

23 St Georges Road South, Fitzroy North Vic 3068

Indicative selling price

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

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

Median sale price

Median price \$1,847,000 House x Suburb Fitzroy North

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:

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