

20/9 Miller Street, Fitzroy North, VIC 3068



4 Bed 2 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 07/08/2023 - 06/08/2024:
 \$1,027,00

Comparable Properties



305/269 Stewart Street, Brunswick East 3057 (REI)
3 Bed 2 Bath 2 Car
Price: \$1,090,000
Method: Private Sale
Date: 15/06/2024
Property Type: Apartment
Agent Comments: Inferior one less bedroom, inferior location, inferior accommodation and floorplan



6/887 Drummond Street, Carlton North 3054 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,080,000
Method: Private Sale
Date: 21/05/2024
Property Type: Unit
Agent Comments: Inferior two less bedrooms, one less bathroom, comparable location



117/269 Stewart Street, Brunswick East 3057 (REI/VG)
3 Bed 2 Bath 2 Car
Price: \$1,100,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment
Agent Comments: One less bedroom, one additional car space, inferior space and layout

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

20/9 Miller Street, Fitzroy North, VIC 3068

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,027,000 Townhouse x Suburb Fitzroy North

Period - From 07/08/2023 to 04/08/2024 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
305/269 Stewart Street, BRUNSWICK EAST 3057	\$1,090,000	15/06/2024
6/887 Drummond Street, CARLTON NORTH 3054	\$1,080,000	21/05/2024
117/269 Stewart Street, BRUNSWICK EAST 3057	\$1,100,000	09/04/2024

This Statement of Information was prepared on:

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