

## 71 Rowe Street, Fitzroy North Vic 3068



**3 Bed 1 Bath 1 Car**

**Property Type:** House (Res)

**Indicative Selling Price**

\$1,650,000

**Median House Price**

Year ending June 2024: \$1,757,000

## Comparable Properties



**650 Station Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** House (Res)

**Agent Comments:** Inferior location, superior condition, smaller land size



**168 Amess Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Agent Comments:** Inferior location, superior condition, smaller land size



**346 Station Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,655,000

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 156 sqm approx

**Agent Comments:** Inferior location, superior condition, smaller land size

## 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

71 Rowe Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,650,000

#### Median sale price

Median price

\$1,757,500

House

x

Suburb

Fitzroy North

Period - From

01/07/2023

to

30/06/2024

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
650 Station Street, CARLTON NORTH 3054	\$1,680,000	21/09/2024
168 Amess Street, CARLTON NORTH 3054	\$1,440,000	31/08/2024
346 Station Street, CARLTON NORTH 3054	\$1,655,000	31/08/2024

This Statement of Information was prepared on:

02/10/2024 11:05