

7/14 Rae Street, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$350,000 - \$380,000

Median House Price

March quarter 2023: \$682,500

Comparable Properties



23/187 Mckean Street, Fitzroy North 3068

1 Bed 1 Bath - Car

Price: \$361,800

Method: Sale

Date: 26/11/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments: Same location, similar style apartment, same accommodation, no parking, slightly better condition



8/44 Kneen Street, Fitzroy North 3068

1 Bed 1 Bath Car

Price: \$350,000

Method: Private Sale

Date: 13/01/2023

Property Type: Apartment

Agent Comments: Similar location, same accommodation, no parking, same condition

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

7/14 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$682,500 Unit x Suburb Fitzroy North

Period - From 01/01/2023 to 31/03/2023 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
23/187 Mckean Street, FITZROY NORTH 3068	\$361,800	26/11/2022
8/44 Kneen Street, FITZROY NORTH 3068	\$350,000	13/01/2023

This Statement of Information was prepared on:

08/05/2023 13:34