

17 Eastham Street, Fitzroy North Vic 3068



2 Bed 1 Bath

Property Type: House

Land size: 135.8 sqm approx

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending June 2019: \$1,425,000

Comparable Properties



16 Grant Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath

Price: \$1,287,500

Method: Auction Sale

Date: 6/04/2019

Property Type: House (Res)

Land size: 153 sqm approx

Agent Comments: Superior location, more land, better condition.



162 Rae Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,160,000

Method: Auction Sale

Date: 6/04/2019

Property Type: House (Res)

Land size: 147 sqm approx

Agent Comments: Superior location, similar land size, better condition.



730 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath

Price: \$1,072,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land size: 131 sqm approx

Agent Comments: Superior location, smaller land, similar 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

17 Eastham Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,425,000 House ☒ Suburb Fitzroy North

Period - From 1/07/2018 to 30/06/2019 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
16 Grant Street, FITZROY NORTH 3068	\$1,287,500	6/04/2019
162 Rae Street, FITZROY NORTH 3068	\$1,160,000	6/04/2019
730 Drummond Street, CARLTON NORTH 3054	\$1,072,000	25/05/2019

This Statement of Information was prepared on:

08/08/2019