

## 42 Kerr Street, Fitzroy Vic 3065



**4 Bed 2 Bath 2 Car**  
**Property Type:** House (Res)  
**Indicative Selling Price**  
 \$1,750,000 - \$1,850,000  
**Median House Price**  
 March quarter 2024: \$1,985,000

## Comparable Properties



### 12 Holden Street, Fitzroy North 3068 (REI)

**4 Bed 1 Bath 1 Car**  
**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** House  
**Land Size:** 452 sqm approx  
**Agent Comments:** Similar location, similar condition, similar size



### 270 Gore Street, Fitzroy 3065 (REI)

**3 Bed 1 Bath - Car**  
**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 23/04/2024  
**Property Type:** House  
**Agent Comments:** Similar location, similar condition, similar size



### 166 Park Street, Fitzroy North 3068(REI)

**3 Bed 1 Bath - Car**  
**Price:** \$1,700,00  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Agent Comments:** Similar location, similar size, 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

42 Kerr Street, Fitzroy Vic 3065

#### Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

#### Median sale price

Median price \$1,985,000 House x Suburb Fitzroy

Period - From 01/01/2024 to 31/03/2024 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 |
|--------------------------------------|-------------|--------------|
| 12 Holden Street, FITZROY NORTH 3068 | \$1,800,000 | 28/03/2024   |
| 270 Gore Street, FITZROY 3065        | \$1,775,000 | 23/04/2024   |
| 166 Park Street, FITZROY NORTH 3068  | \$1,700,000 | 16/03/2024   |

This Statement of Information was prepared on:

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