

5/8 Bennett Street, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Apartment
Indicative Selling Price
 \$380,000 - \$400,000
Median House Price
 Year ending June 2023: \$660,000

Comparable Properties



7/14 Rae Street, Fitzroy North 3068 (REI)

1 Bed 1 Bath 1 Car
Price: \$403,000
Method: Sale
Date: 30/05/2023
Property Type: Apartment
Agent Comments: Similar location and condition, same accommodation



7/12 Brennand Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$395,000
Method: Private Sale
Date: 05/05/2023
Property Type: Apartment
Agent Comments: Similar location, inferior internal size and condition



8/187 Mckean Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$394,000
Method: Private Sale
Date: 18/04/2023
Property Type: Apartment
Agent Comments: Similar location, same accommodation & 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

5/8 Bennett Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$660,000 Unit x Suburb Fitzroy North

Period - From 01/07/2022 to 30/06/2023 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
7/14 Rae Street, FITZROY NORTH 3068	\$403,000	30/05/2023
7/12 Brennand Street, FITZROY NORTH 3068	\$395,000	05/05/2023
8/187 Mckean Street, FITZROY NORTH 3068	\$394,000	18/04/2023

This Statement of Information was prepared on:

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