

18 Rae Street, Fitzroy North Vic 3068



3 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 281sqm approx

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2022: \$1,780,000

Comparable Properties



65 Ramsden Street, Clifton Hill 3068 (REI)

3 Bed 1 Bath - Car

Price: \$1,430,000

Method: Private Sale

Date: 25/03/2022

Property Type: House

Agent Comments: Similar size, inferior location, superior condition



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

3 Bed 1 Bath 1 Car

Price: \$1,425,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 201 sqm approx

Agent Comments: Similar location, similar condition, smaller land



102 Newry Street, Carlton North 3054 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,371,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Agent Comments: Similar condition, superior location, smaller land

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

18 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,780,000 House x Suburb Fitzroy North

Period - From 01/01/2022 to 31/03/2022 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
65 Ramsden Street, CLIFTON HILL 3068	\$1,430,000	25/03/2022
555 Rae Street, FITZROY NORTH 3068	\$1,425,000	11/12/2021
102 Newry Street, CARLTON NORTH 3054	\$1,371,000	09/04/2022

This Statement of Information was prepared on:

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