

12/8 Bennett Street, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car
Property Type: Flat
Indicative Selling Price
 \$380,000 - \$410,000
Median House Price
 March quarter 2024: \$725,250

Comparable Properties



10/122 Sackville Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car
Price: \$410,000
Method: Sold Before Auction
Date: 21/05/2024
Property Type: Apartment
Agent Comments: Inferior location Superior condition
 Comparable attributes



13/8 Bennett Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$410,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Apartment
Agent Comments: Comparable as same building
 Comparable floorplan Comparable attributes Superior
 condition



7/37 Michael Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$381,000
Method: Private Sale
Date: 13/01/2024
Property Type: Apartment
Agent Comments: Comparable style building and location
 Comparable attributes Superior 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

12/8 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 & \$410,000

Median sale price

Median price \$725,250 Unit x Suburb Fitzroy North

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
10/122 Sackville Street, COLLINGWOOD 3066	\$410,000	21/05/2024
13/8 Bennett Street, FITZROY NORTH 3068	\$410,000	20/03/2024
7/37 Michael Street, FITZROY NORTH 3068	\$381,000	13/01/2024

This Statement of Information was prepared on:

05/06/2024 08:18