

5 Ivan Street, Fitzroy North Vic 3068



2 Bed 1 Bath Car

Property Type: House

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2019:

\$1,430,000

Comparable Properties



427 Napier Street, Fitzroy 3065 (Pricfinder)

3 Bed 1 Bath

Price: \$1,415,000

Method: Auction Sale

Date: 13/04/2019

Property Type: House

Agent Comments: Better location, much better condition



627 Station Street, Carlton North 3054 (Pricfinder)

2 Bed 1 Bath 2 Car

Price: \$1,185,000

Method: Auction Sale

Date: 6/04/2019

Property Type: House

Agent Comments: Similar land size, better condition, slightly better location



162 Rae Street, Fitzroy North 3068 (Pricfinder)

2 Bed 1 Bath 1 Car

Price: \$1,160,000

Method: Auction Sale

Date: 6/04/2019

Property Type: House

Agent Comments: Similar land, better condition, similar location

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 Ivan Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,430,000 House Suburb Fitzroy North

Period - From 1/04/2018 to 31/03/2019 Source Pricfinder

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
427 Napier Street, FITZROY 3065	\$1,415,000	13/04/2019
627 Station Street, CARLTON NORTH 3054	\$1,185,000	6/04/2019
162 Rae Street, FITZROY NORTH 3068	\$1,160,000	6/04/2019