

6/54 Kneen Street, Fitzroy North Vic 368



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$320,000
Median Unit Price
 Year ending March 2019: \$608,000

Comparable Properties



5/33 Rae Street, Fitzroy North 3068 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$335,000
Method: Private Sale
Date: 23/05/2019
Property Type: Apartment
Agent Comments: Similar location and floorplan. Superior condition.



9/3 Jessie Street, Northcote 3070 (VG)
1 Bed 1 Bath
Price: \$330,000
Method: Sale
Date: 28/02/2019
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Superior condition and floorplan. Inferior location.



9/76 Brunswick Road, Brunswick 3056 (VG)
1 Bed 1 Bath 1 Car
Price: \$310,000
Method: Sale
Date: 21/03/2019
Property Type: Strata Title/ Townhouse
Agent Comments: Inferior location. Similar condition and floorplan.

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

6/54 Kneen Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$608,000

Unit

X

Suburb

Fitzroy North

Period - From

1/04/2018

to

31/03/2019

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
5/33 Rae Street, FITZROY NORTH 3068	\$335,000	23/05/2019
9/3 Jessie Street, NORTHCOTE 3070	\$330,000	28/02/2019
9/76 Brunswick Road, BRUNSWICK 3056	\$310,000	21/03/2019