

## 434 Nicholson Street, Fitzroy North Vic 3068



**Bed 2 Bath 1 Car 1**  
**Property Type:** House  
**Land Size:** 175sqm approx  
**Indicative Selling Price**  
 \$999,000  
**Median House Price**  
 Year ending June 2019: \$1,425,000

### Comparable Properties

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**44 Liverpool St FITZROY NORTH 3068 (REI/VG)**  
**Bed 2 Bath 1 Car 1**  
**Price:** \$1,035,000  
**Method:** Sold Before Auction  
**Date:** 14/02/2019  
**Property Type:** House (Res)  
**Land Size:** 229sqm approx  
**Agent Comments:** Similar location. Superior land size

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**654 Lygon St CARLTON NORTH 3054 (REI)**  
**Bed 2 Bath 1 Car -**  
**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 15/06/2019  
**Property Type:** House  
**Agent Comments:** Similar location and renovation. Inferior land size (139sqm)

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**373 Wellington St CLIFTON HILL 3068 (REI)**  
**Bed 2 Bath 1 Car 2**  
**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** House  
**Agent Comments:** Similar renovation. Inferior land size and location (164sqm)

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## 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

434 Nicholson Street, Fitzroy North Vic 3068
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$999,000
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#### Median sale price

Median price

\$1,425,000
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 House 

x
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 Suburb 

Fitzroy North
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Period - From 

01/07/2018
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 to 

30/06/2019
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 Source 

REIV
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#### 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
44 Liverpool St FITZROY NORTH 3068	\$1,035,000	14/02/2019
654 Lygon St CARLTON NORTH 3054	\$1,005,000	15/06/2019
373 Wellington St CLIFTON HILL 3068	\$980,000	22/06/2019