

1/42 King Street, Fitzroy North Vic 3068



3 Bed 1 Bath 2 Car
Rooms: 6
Property Type: Townhouse (Res)
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending December 2023:
 \$1,655,000

Comparable Properties



49 Amelia Street, Brunswick 3056 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,135,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Agent Comments: Contemporary 3 level townhouse in large development



6/46 John Street, Brunswick East 3057 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,102,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)
Agent Comments: Older style, refurbished townhouse



6/6 Reid Street, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$1,100,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: Townhouse (Res)
Agent Comments: Contemporary townhouse over 3 levels in large development

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

1/42 King Street, Fitzroy North Vic 3068
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Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

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
49 Amelia Street, BRUNSWICK 3056	\$1,135,000	10/02/2024
6/46 John Street, BRUNSWICK EAST 3057	\$1,102,000	10/02/2024
6/6 Reid Street, FITZROY NORTH 3068	\$1,100,000	19/10/2023

This Statement of Information was prepared on: