

18/81 Alfred Crescent, Fitzroy North Vic 3068



1 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$450,000 - \$480,000
Median House Price
 Year ending December 2023:
 \$750,000

Comparable Properties



315/338 Gore Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$500,000
Method: Private Sale
Date: 10/11/2023
Property Type: Apartment
Agent Comments: Same condition, similar location, inferior position, same accommodation



215/300 Young Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$465,000
Method: Private Sale
Date: 29/08/2023
Property Type: Apartment
Agent Comments: Similar condition, same accommodation, inferior location



5/300 Young Street, Fitzroy 3065 (REI)

1 Bed 1 Bath 1 Car
Price: \$442,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment
Agent Comments: Inferior condition and size, similar location, inferior position

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

18/81 Alfred Crescent, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$750,000

Unit

x

Suburb

Fitzroy North

Period - From

01/01/2023

to

31/12/2023

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
315/338 Gore Street, FITZROY 3065	\$500,000	10/11/2023
215/300 Young Street, FITZROY 3065	\$465,000	29/08/2023
5/300 Young Street, FITZROY 3065	\$442,000	14/12/2023

This Statement of Information was prepared on:

23/01/2024 11:01