

2 Reid Street, Fitzroy North Vic 3068



3 Bed 2 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$900,000 - \$990,000
Median Townhouse Price
 23/05/2023 - 22/05/2024:
 \$1,075,000

Comparable Properties



4a Reid Street, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$985,000
Method: Private Sale
Date: 21/12/2023
Property Type: Townhouse (Res)
Agent Comments: Comparable design and finish Same development and attributes



308/600 Nicholson Street, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car
Price: \$965,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Townhouse (Res)
Agent Comments: Similar design and condition Comparable location and property



27/86 Queens Parade, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car
Price: \$900,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment
Agent Comments: Same attributes, double story apartment so comparable to townhouse Inferior condition and 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

2 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,075,0000

Townhouse

x

Suburb

Fitzroy North

Period - From

23/05/2023

to

22/05/2024

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
4a Reid Street, FITZROY NORTH 3068	\$985,000	21/12/2023
308/600 Nicholson Street, FITZROY NORTH 3068	\$965,000	14/03/2024
27/86 Queens Parade, FITZROY NORTH 3068	\$900,000	18/03/2024

This Statement of Information was prepared on:

23/05/2024 09:30