

30 Liverpool Street, Fitzroy North Vic 3068



3 Bed 2 Bath 1 Car
Rooms: 5
Property Type: House
Land Size: 140 sqm approx
Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 Year ending September 2023:
 \$1,567,000

Comparable Properties



8/150 Station Street, Carlton 3053 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,155,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Agent Comments: Superior location, similar size, similar condition



12 Reid Street, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,075,000
Method: Private Sale
Date: 19/12/2023
Property Type: Townhouse (Single)
Agent Comments: Similar size, superior condition, similar 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

30 Liverpool Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,567,000 House x Suburb Fitzroy North

Period - From 01/10/2022 to 30/09/2023 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
8/150 Station Street, CARLTON 3053	\$1,155,000	16/12/2023
12 Reid Street, FITZROY NORTH 3068	\$1,075,000	19/12/2023

This Statement of Information was prepared on:

11/01/2024 11:34