4 York Place, Fitzroy North Vic 3068



3 Bed 2 Bath 1 Car Property Type: Townhouse (Res) Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price 27/11/2022 - 26/11/2023: \$1,587,500

Comparable Properties



2/200 Pigdon Street, Carlton North 3054 (REI/VG)

2 Bed 2 Bath 2 Car Price: \$1,240,000 Method: Auction Sale Date: 07/10/2023

Property Type: Townhouse (Res)

Agent Comments: 3 level townhouse (2 beds with 2 car

spaces)



16/180 Queens Parade, Fitzroy North 3068 (REI/VG)

3 Bed 2 Bath 1 Car Price: \$1,240,000 Method: Auction Sale Date: 22/07/2023

Property Type: Townhouse (Res)

Agent Comments: Comparable 3 level townhouse of similar size and finish (part of larger development).



5/71 Rose Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 2 Car Price: \$1,150,000 Method: Auction Sale Date: 28/10/2023

Property Type: Townhouse (Res)

Agent Comments: Smaller townhouse; part of larger

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

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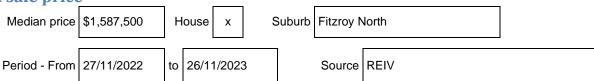
| Address Including suburb or locality and postcode | 4 York Place, Fitzroy North Vic 3068 |
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Indicative selling price

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

| & | \$1,250,000 |
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Median sale price



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 |
|--|-------------|--------------|
| 2/200 Pigdon Street, CARLTON NORTH 3054 | \$1,240,000 | 07/10/2023 |
| 16/180 Queens Parade, FITZROY NORTH 3068 | \$1,240,000 | 22/07/2023 |
| 5/71 Rose Street, FITZROY 3065 | \$1,150,000 | 28/10/2023 |

This Statement of Information was prepared on: 27/11/2023 08:58

