

## 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*

#### Property offered for sale

Address  
Including suburb or locality and postcode

4 York Place, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,587,500 House x Suburb Fitzroy North

Period - From 27/11/2022 to 26/11/2023 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
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