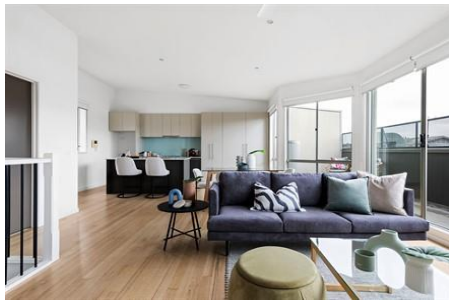


43/682 Nicholson Street, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 26/03/2023 - 25/03/2024: \$762,500

Comparable Properties



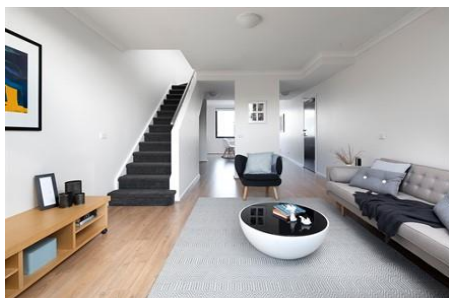
8/1-9 O'Connor Street, Brunswick East 3057 (REI)

2 Bed 1 Bath 2 Car
Price: \$790,000
Method: Auction Sale
Date: 29/02/2024
Property Type: Unit
Agent Comments: Contemporary apartment in smaller complex



13/86 Queens Parade, Fitzroy North 3068 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$780,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment
Agent Comments: Contemporary apartment in large complex



30/140 Queens Parade, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car
Price: \$745,000
Method: Private Sale
Date: 12/02/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in large 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

43/682 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$762,500 Unit x Suburb Fitzroy North

Period - From 26/03/2023 to 25/03/2024 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
8/1-9 Oconnor Street, BRUNSWICK EAST 3057	\$790,000	29/02/2024
13/86 Queens Parade, FITZROY NORTH 3068	\$780,000	18/11/2023
30/140 Queens Parade, FITZROY NORTH 3068	\$745,000	12/02/2024

This Statement of Information was prepared on:

26/03/2024 14:00