

5/672 Nicholson Street, Fitzroy North, VIC 3068



2 Bed, 2 Bath, 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 12/06/2023 - 11/06/2024: \$789,000

Comparable Properties



42 Nicholson Street, FITZROY NORTH 3068 (REI/VG)
2 Bed, 2 Bath, 1 Car
Price: \$885,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: Townhouse (Res)
Agent Comments: Same attributes, Comparable location, Superior as has private garage, Inferior condition



10/672 Nicholson Street, FITZROY NORTH 3068 (REI)
2 Bed, 2 Bath, 1 Car
Price: \$885,000
Method: Private Sale
Date: 04/06/2024
Property Type: Townhouse (Single)
Agent Comments: Comparable as same building + same attributes, Inferior positioning within building, Same style and finish



49/9-19 Miller Street, FITZROY NORTH 3068 (REI)
2 Bed, 2 Bath, 1 Car
Price: \$900,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit
Agent Comments: Superior location, Comparable condition, Inferior as only one bathroom

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

| |
|---|
| 5/672 Nicholson Street, Fitzroy North, VIC 3068 |
|---|

Indicative selling price

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

Range between/
Single price

| | | |
|-----------|---|-----------|
| \$850,000 | & | \$900,000 |
|-----------|---|-----------|

Median sale price

Median price

| | | | | |
|-----------|------|---|--------|---------------|
| \$789,000 | Unit | x | Suburb | Fitzroy North |
|-----------|------|---|--------|---------------|

Period - From

| | | | | |
|------------|----|------------|--------|------|
| 12/06/2023 | to | 11/06/2024 | 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 |
|---|-----------|--------------|
| 42 Nicholson Street, FITZROY NORTH 3068 | \$885,000 | 16/02/2024 |
| 10/672 Nicholson Street, FITZROY NORTH 3068 | \$885,000 | 04/06/2024 |
| 49/9-19 Miller Street, FITZROY NORTH 3068 | \$900,000 | 11/05/2024 |

This Statement of Information was prepared on:

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| 12/06/2024 10:40 |
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