

## 69 Reid Street, Fitzroy North Vic 3068



**2 Bed 1 Bath - Car**

**Property Type:** House

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending September 2023:

\$1,567,000

## Comparable Properties



**313 Young Street, Fitzroy 3065 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 04/11/2023

**Property Type:** House

**Agent Comments:** Similar location, similar size, superior condition



**29 Luscombe Street, Brunswick 3056 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Agent Comments:** Similar location, similar size, superior condition



**172 Keele Street, Collingwood 3066 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$968,555

**Method:** Sold Before Auction

**Date:** 08/11/2023

**Property Type:** House (Res)

**Agent Comments:** Similar location, similar size, superior condition

## 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

69 Reid Street, Fitzroy North Vic 3068
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#### Indicative selling price

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

Range between \$950,000 & \$1,045,000

#### 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
313 Young Street, FITZROY 3065	\$1,105,000	04/11/2023
29 Luscombe Street, BRUNSWICK 3056	\$995,000	07/10/2023
172 Keele Street, COLLINGWOOD 3066	\$968,555	08/11/2023

This Statement of Information was prepared on:

13/11/2023 13:21