

## 8 Moor Street, Fitzroy Vic 3065



**2 Bed 1 Bath**

**Property Type:** House (Res)

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

June Quarter 2017: \$1,667,500

**Agent Comments:** Unique Victorian residence adjacent Carlton Gardens.

### Comparable Properties

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**233 Gore Street, Fitzroy 3065 (REI/VG)**

**2 Bed 1 Bath**

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Property Type:** House (Res)

**Land Size:** 62m<sup>2</sup>

**Agent Comments:** Compact double storey terrace.

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**353 Fitzroy Street, Fitzroy 3065 (REI)**

**2 Bed 1 Bath**

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Land Size:** 75m<sup>2</sup>

**Property Type:** House (Res)

**Agent Comments:** Compact double storey terrace.

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**167 Johnston Street, Collingwood (REI)**

**2 Bed 1 Bath**

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Property Type:** House (Res)

**Agent Comments:** Residence above and behind shopfront.

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## 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

8 Moor Street, Fitzroy Vic 3065

#### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$1,667,500 House  Suburb or locality Fitzroy

Period - From 18/04/2017 to 19/10/2017 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
233 Gore Street, Fitzroy 3065	\$1,200,000	29/04/2017
353 Fitzroy Street, Fitzroy 3065	\$1,060,000	09/09/2017
167 Johnston Street, Collingwood 3066	\$1,055,000	23/09/2017