

Tony Kiss

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

45 Fitzroy Street Sale VIC 3850

 3  -  -

## Indicative Selling Price

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

Single Price \$240,000













## Median Sale Price

\$300,000 Houses in Sale between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>58 Stawell Street Sale VIC 3850</b>	Sold Price	<b>\$240,000</b>	Sold Date	<b>20-Jul-18</b>
	 3  1  6			Distance	<b>0.31km</b>
	<b>8 Fitzroy Street Sale VIC 3850</b>	Sold Price	<b>\$215,000</b>	Sold Date	<b>06-Sep-18</b>
	 3  1  2			Distance	<b>0.4km</b>
	<b>78 Thomson Street Sale VIC 3850</b>	Sold Price	<b>\$227,500</b>	Sold Date	<b>25-Oct-18</b>
	 3  1  1			Distance	<b>0.51km</b>

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**8 York Street South Sale VIC 3850**

Sold Price

**\$207,000**

Sold Date

**11-Jan-18** 3 1 1

Distance

**1.79km**

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