

RP DATA SURROUNDING PREVIOUS SALES

LEGEND



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PROPERTY	PRICE (RP)	CONTRACT DATE (RP)	BEDROOMS (RP)	BATHROOMS (RP)	CAR SPACES (RP)	LAND AREA (RP)	LAND ZONING	ONEMAP RATING	TRAIN	TRAM	BUS	RETAIL	MAJOR SUPERMARKETS	GOVT. PRIM. SCHOOL	GOVT. SEC. SCHOOL	OPEN SPACE
A	\$2.41m	2018-Mar-13	4	2	2	193m ²	NRZ1	82.9%	1.55km	110m	60m	60m	860m	650m	990m	540m
B	\$1.77m	2018-Mar-27	4	2	1	224m ²	NRZ1	82.6%	1.19km	380m	280m	340m	770m	670m	1.04km	230m
C	\$2.13m	2018-Jul-28	4	2	1	331m ²	NRZ1	91.3%	510m	370m	120m	280m	570m	490m	290m	100m
D	\$2.45m	2018-May-12	4	2	2	433m ²	NRZ1	90.3%	670m	130m	210m	<50m	810m	170m	510m	110m
E	\$2.51m	2018-Apr-28	4	2	4	414m ²	NRZ1	88.4%	920m	250m	290m	170m	980m	550m	380m	320m
F	\$1.85m	2018-Mar-03	4	2	3	406m ²	NRZ1	91.3%	410m	100m	60m	120m	1.21km	790m	630m	90m
G	\$2.63m	2018-May-19	4	2	2	342m ²	NRZ1	90.7%	470m	180m	150m	170m	1.11km	820m	530m	120m

RP DATA SURROUNDING PREVIOUS SALES



A - 485 STATION STREET CARLTON NORTH VIC 3054



LAND AREA - 193M²
PROPERTY TYPE - HOUSE
PRICE - \$2.41M
CONTRACT DATE - 2018-MAR-13
SETTLEMENT DATE - 2018-APR-23
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 82.9%
TRAIN - 1.55KM
TRAM - 110M
BUS - 60M
RETAIL - 60M
MAJOR SUPERMARKETS - 860M
GOVT. PRIM. SCHOOL - 650M
GOVT. SEC. SCHOOL - 990M
OPEN SPACE - 540M
AVERAGE LAND SLOPE - 1.5%
LAND ZONING - NRZ1



Mar 18

B - 68 BARKLY STREET FITZROY NORTH VIC 3068



LAND AREA - 224M²
PROPERTY TYPE - HOUSE
PRICE - \$1.77M
CONTRACT DATE - 2018-MAR-27
SETTLEMENT DATE - 2018-MAY-29
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 82.6%
TRAIN - 1.19KM
TRAM - 380M
BUS - 280M
RETAIL - 340M
MAJOR SUPERMARKETS - 770M
GOVT. PRIM. SCHOOL - 670M
GOVT. SEC. SCHOOL - 1.04KM
OPEN SPACE - 230M
AVERAGE LAND SLOPE - 1.3%
LAND ZONING - NRZ1



Jul 18

C - 62 BENNETT STREET FITZROY NORTH VIC 3068



LAND AREA - 331M²
PROPERTY TYPE - HOUSE
PRICE - \$2.13M
CONTRACT DATE - 2018-JUL-28
SETTLEMENT DATE - 2018-JUL-28
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 91.3%
TRAIN - 510M
TRAM - 370M
BUS - 120M
RETAIL - 280M
MAJOR SUPERMARKETS - 570M
GOVT. PRIM. SCHOOL - 490M
GOVT. SEC. SCHOOL - 290M
OPEN SPACE - 100M
AVERAGE LAND SLOPE - 1.4%
LAND ZONING - NRZ1



Apr 18

D - 220 CLAUSCEN STREET FITZROY NORTH VIC 3068



LAND AREA - 433M²
PROPERTY TYPE - HOUSE
PRICE - \$2.45M
CONTRACT DATE - 2018-MAY-12
SETTLEMENT DATE - 2018-JUL-20
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 90.3%
TRAIN - 670M
TRAM - 130M
BUS - 210M
RETAIL - <50M
MAJOR SUPERMARKETS - 810M
GOVT. PRIM. SCHOOL - 170M
GOVT. SEC. SCHOOL - 510M
OPEN SPACE - 110M
AVERAGE LAND SLOPE - 0%
LAND ZONING - NRZ1



E - 135 MCKEAN STREET FITZROY NORTH VIC 3068



LAND AREA - 414M²
PROPERTY TYPE - HOUSE
PRICE - \$2.51M
CONTRACT DATE - 2018-APR-28
SETTLEMENT DATE - 2018-APR-28
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 88.4%
TRAIN - 920M
TRAM - 250M
BUS - 290M
RETAIL - 170M
MAJOR SUPERMARKETS - 980M
GOVT. PRIM. SCHOOL - 550M
GOVT. SEC. SCHOOL - 380M
OPEN SPACE - 320M
AVERAGE LAND SLOPE - 5.8%
LAND ZONING - NRZ1



F - 450 QUEENS PARADE FITZROY NORTH VIC 3068



LAND AREA - 406M²
PROPERTY TYPE - HOUSE
PRICE - \$1.85M
CONTRACT DATE - 2018-MAR-03
SETTLEMENT DATE - 2018-AUG-01
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 91.3%
TRAIN - 410M
TRAM - 100M
BUS - 60M
RETAIL - 120M
MAJOR SUPERMARKETS - 1.21KM
GOVT. PRIM. SCHOOL - 790M
GOVT. SEC. SCHOOL - 630M
OPEN SPACE - 90M
AVERAGE LAND SLOPE - 1.8%
LAND ZONING - NRZ1



G - 3 RUSHALL CRESCENT FITZROY NORTH VIC 3068



LAND AREA - 342M²
PROPERTY TYPE - HOUSE
PRICE - \$2.63M
CONTRACT DATE - 2018-MAY-19
SETTLEMENT DATE - 2018-AUG-14
[RP PROPERTY PROFILE](#)

ONEMAP RATING - 90.7%
TRAIN - 470M
TRAM - 180M
BUS - 150M
RETAIL - 170M
MAJOR SUPERMARKETS - 1.11KM
GOVT. PRIM. SCHOOL - 820M
GOVT. SEC. SCHOOL - 530M
OPEN SPACE - 120M
AVERAGE LAND SLOPE - 1.4%
LAND ZONING - NRZ1

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