

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

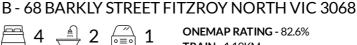
ONEMAP RATING - 82.9%

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 - 15%**

LAND ZONING - NRZ1





LAND AREA - 224M² **PROPERTY TYPE - HOUSE**

PRICE - \$1.77M

CONTRACT DATE - 2018-MAR-27 **SETTLEMENT DATE -** 2018-MAY-29 **RP PROPERTY PROFILE**

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



C - 62 BENNETT STREET FITZROY NORTH VIC 3068





PROPERTY TYPE - HOUSE

RP PROPERTY PROFILE

LAND AREA - 331M²

PRICE - \$2.13M



ONEMAP RATING - 91.3% TRAIN - 510M

TRAM - 370M **BUS - 120M** RETAIL - 280M

MAJOR SUPERMARKETS - 570M CONTRACT DATE - 2018-JUL-28 GOVT. PRIM. SCHOOL - 490M **SETTLEMENT DATE -** 2018-JUL-28 GOVT. SEC. SCHOOL - 290M **OPEN SPACE - 100M AVERAGE LAND SLOPE - 1.4% LAND ZONING - NRZ1**



D - 220 CLAUSCEN STREET FITZROY NORTH VIC 3068





LAND AREA - 433M²

PRICE - \$2.45M



PROPERTY TYPE - HOUSE

RP PROPERTY PROFILE

CONTRACT DATE - 2018-MAY-12

SETTLEMENT DATE - 2018-JUL-20





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





PROPERTY TYPE - HOUSE





LAND AREA - 406M²

PRICE - \$1.85M

CONTRACT DATE - 2018-MAR-03 SETTLEMENT DATE - 2018-AUG-01 GOVT. PRIM. SCHOOL - 790M RP PROPERTY PROFILE

ONEMAP RATING - 91.3%

TRAIN - 410M TRAM - 100M BUS - 60M **RETAIL - 120M**

MAJOR SUPERMARKETS - 1.21KM GOVT. SEC. SCHOOL - 630M

OPEN SPACE - 90M

AVERAGE LAND SLOPE - 1.8% LAND ZONING - NRZ1



G - 3 RUSHALL CRESCENT FITZROY NORTH VIC 3068











 $\textbf{LAND AREA} - 342 M^2$ **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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