Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

122 Napier Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,850,000		&		\$1,950,0	00				
Median sale price										
Median price	\$1,985,000	Pro	operty Type	Ηοι	ise		Suburb	Fitzroy		
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Add	dress of comparable property	Price	Date of sale	
1	55 Rae St FITZROY NORTH 3068	\$1,935,000	10/02/2024	
2	39 Gore St FITZROY 3065	\$1,970,000	16/03/2024	
3	53 Nicholson St CARLTON 3053	\$1,900,000	13/02/2024	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/04/2024 13:24



122 Napier Street, Fitzroy Vic 3065







Property Type: House Land Size: 153 sqm approx Agent Comments Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price March quarter 2024: \$1,985,000

Comparable Properties

	55 Rae St FITZROY NORTH 3068 (REI/VG) 4 2 1 Price: \$1,935,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 167 sqm approx	Agent Comments
Sold	39 Gore St FITZROY 3065 (REI) 3 1 - Price: \$1,970,000 Method: Private Sale Date: 16/03/2024 Property Type: House	Agent Comments 182sqm
	53 Nicholson St CARLTON 3053 (REI) 3 2 2 1 Price: \$1,900,000 Method: Private Sale Date: 13/02/2024 Property Type: House	Agent Comments 123sqm

Account - Jellis Craig | P: 03 8415 6100

propertydata



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