

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 between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,985,000 Property Type House Suburb Fitzroy

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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



Property Type: House

Land Size: 153 sqm approx

Agent Comments

Comparable Properties



55 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments



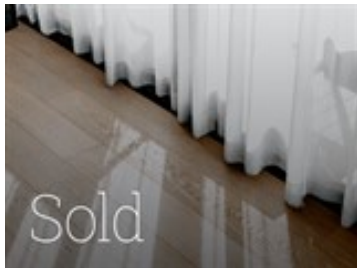
Price: \$1,935,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 167 sqm approx



39 Gore St FITZROY 3065 (REI)

Agent Comments



182sqm

Price: \$1,970,000

Method: Private Sale

Date: 16/03/2024

Property Type: House



53 Nicholson St CARLTON 3053 (REI)

Agent Comments



123sqm

Price: \$1,900,000

Method: Private Sale

Date: 13/02/2024

Property Type: House