

# 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

244 Napier Street, Fitzroy Vic 3065

### Indicative selling price

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

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,718,444 Property Type House Suburb Fitzroy

Period - From 01/04/2023 to 30/06/2023 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	137 Macpherson St CARLTON NORTH 3054	\$1,075,000	24/08/2023
2	32 Condell St FITZROY 3065	\$1,030,000	17/06/2023
3	178 Fenwick St CARLTON NORTH 3054	\$985,000	31/07/2023

**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:

13/09/2023 15:33



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 121 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
June quarter 2023: \$1,718,444

## Comparable Properties



**137 Macpherson St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Rooms:** 3  
**Property Type:** House (Res)



**32 Condell St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)



**178 Fenwick St CARLTON NORTH 3054 (VG)**

Agent Comments



**Price:** \$985,000  
**Method:** Sale  
**Date:** 31/07/2023  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 105 sqm approx

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