## 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	244 Napier Street, Fitzroy Vic 3065
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$960,000	&	\$1,050,000
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#### Median sale price

Median price	\$1,718,444	Pro	perty 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

Add	dress 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 comparableproperties 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)

**-** 2

**•** 1

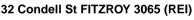
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**Price:** \$1,075,000 **Method:** Private Sale **Date:** 24/08/2023

Rooms: 3

Property Type: House (Res)

**Agent Comments** 









**Price:** \$1,030,000 **Method:** Auction Sale **Date:** 17/06/2023

Property Type: House (Res)

Agent Comments

Agent Comments



178 Fenwick St CARLTON NORTH 3054 (VG)

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Price: \$985,000 Method: Sale Date: 31/07/2023

Property Type: House - Attached House N.E.C.

Land Size: 105 sqm approx

: 31/07/2023

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



