

# 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

276 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 \$1,050,000 & \$1,150,000

### 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	91 Palmerston St CARLTON 3053	\$1,200,000	20/06/2024
2	52 Dorrit St CARLTON 3053	\$1,035,000	20/04/2024
3	20 Eastham St FITZROY NORTH 3068	\$1,020,000	27/03/2024

**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: 02/07/2024 14:37



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**Property Type:** House

**Land Size:** 83 sqm approx

Agent Comments

## Comparable Properties



**91 Palmerston St CARLTON 3053 (REI)**

Agent Comments

2   1   1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 20/06/2024

**Property Type:** House (Res)

**Land Size:** 95 sqm approx



**52 Dorrit St CARLTON 3053 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 20/04/2024

**Property Type:** House

**Land Size:** 94 sqm approx



**20 Eastham St FITZROY NORTH 3068 (REI/VG)** Agent Comments

2   1   -

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** House

**Land Size:** 96 sqm approx