

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

310/353 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$675,000 & \$725,000

Median sale price

Median price \$725,250 Property Type Unit 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	18/55 York St FITZROY NORTH 3068	\$710,000	18/05/2024
2	7/678 Lygon St CARLTON NORTH 3054	\$691,000	15/06/2024
3	303/300 Young St FITZROY 3065	\$642,500	06/06/2024

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:

25/06/2024 16:32



Property Type:
Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

March quarter 2024: \$725,250

Comparable Properties



18/55 York St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Unit



7/678 Lygon St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$691,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



303/300 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$642,500

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment