

11/55 Napier Street, Fitzroy Vic 3065



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$290,000 - \$310,000
Median House Price
 December quarter 2023: \$835,000

Comparable Properties



221/51-67 Rathdowne Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$295,000
Method: Private Sale
Date: 30/01/2024
Property Type: Studio Apartment
Agent Comments: Smaller studio apartment in larger complex



213/70 Nicholson Street, Fitzroy 3065 (REI)

1 Bed 1 Bath - Car
Price: \$260,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment
Agent Comments: Studio apartment in fair condition; no car space.



26/25 Hanover Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath - Car
Price: \$330,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment
Agent Comments: Ground floor studio in similar style block.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11/55 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$290,000

&

\$310,000

Median sale price

Median price

\$835,000

Unit

x

Suburb

Fitzroy

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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
221/51-67 Rathdowne Street, CARLTON 3053	\$295,000	30/01/2024
213/70 Nicholson Street, FITZROY 3065	\$260,000	15/03/2024
26/25 Hanover Street, FITZROY 3065	\$330,000	31/01/2024

This Statement of Information was prepared on:

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