

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

14/41 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$759,000 House Unit X Suburb Fitzroy

Period - From 01/01/2018 to 31/12/2018 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 | 5/55 Napier St FITZROY 3065 | \$395,000 | 21/03/2018 |
| 2 | 1704/380 Little Lonsdale St MELBOURNE 3000 | \$320,000 | 13/02/2019 |
| 3 | 3108/31 Abeckett St MELBOURNE 3000 | \$318,000 | 18/01/2019 |

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$330,000 - \$360,000

Median Unit Price
 Year ending December 2018: \$759,000

Comparable Properties



5/55 Napier St FITZROY 3065 (REI)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 21/03/2018
Rooms: -
Property Type: Apartment



1704/380 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 13/02/2019
Rooms: 2
Property Type: Apartment



3108/31 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$318,000
Method: Private Sale
Date: 18/01/2019
Rooms: 3
Property Type: Apartment