

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	14/41 Napier Street, Fitzroy Vic 3065
Including suburb and	
postcode	

#### Indicative selling price

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

&	\$360,000
	&

# Median sale price

Median price	\$759,000	Hou	se	Unit	х	Suburb	Fitzroy
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

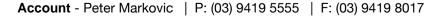
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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)

1 🗀 1

Price: \$395,000 Method: Private Sale

**Date:** 21/03/2018 **Rooms:** -

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



1704/380 Little Lonsdale St MELBOURNE 3000 Agent Comments

(REI)

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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)

**€** 

Price: \$318,000 Method: Private Sale Date: 18/01/2019

Rooms: 3

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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