

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

202/223 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$945,000

&

\$995,000

Median sale price

Median price \$1,115,450

Property Type Unit

Suburb Fitzroy

Period - From 01/07/2021

to 30/09/2021

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	3/214 Nicholson St FITZROY 3065	\$1,025,000	17/11/2021
2	201/21 Rose St FITZROY 3065	\$985,000	18/08/2021
3	7/10 Royal La FITZROY 3065	\$950,000	05/11/2021

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:

17/01/2022 12:49

202/223 Napier Street, Fitzroy Vic 3065

Domenic Zanellini

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Indicative Selling Price

\$945,000 - \$995,000

Median Unit Price

September quarter 2021: \$1,115,450



3 -

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/214 Nicholson St FITZROY 3065 (REI)

Agent Comments

2 2 2

Price: \$1,025,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Apartment



201/21 Rose St FITZROY 3065 (REI/IG)

Agent Comments

2 2 2

Price: \$985,000

Method: Private Sale

Date: 18/08/2021

Property Type: Apartment



7/10 Royal La FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 05/11/2021

Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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