

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

388 NAPIER STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Fitzroy

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

| | | |
|---|-------------|-----------|
| 314 STATION STREET CARLTON NORTH VIC 3054 | \$1,402,500 | 16-Aug-24 |
| 37 TRENERRY CRESCENT ABBOTSFORD VIC 3067 | \$1,460,000 | 22-Jun-24 |
| 33 LEICESTER STREET FITZROY VIC 3065 | \$1,500,000 | 20-Jun-24 |

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 6 months.~~

This Statement of Information was prepared on: 09 September 2024

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**314 STATION STREET CARLTON
NORTH VIC 3054**

3 1 1

Sold Price ^{RS} **\$1,402,500** ^{UN} Sold Date **16-Aug-24**

Distance **0.88km**



**37 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

3 1 1

Sold Price ^{RS} **\$1,460,000** ^{UN} Sold Date **22-Jun-24**

Distance **1.4km**



**33 LEICESTER STREET FITZROY
VIC 3065**

2 2 1

Sold Price **\$1,500,000** Sold Date **20-Jun-24**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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