

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**307/353 Napier Street,  
FITZROY 3065**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$700,000 - \$770,000**

### Median sale price

Median **Unit** for **FITZROY** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$712,500**

### 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 the most comparable to the property for sale.

**208/353 Napier Street,**  
Fitzroy

**Price \$765,000** Sold 10 July  
2019

**209/48 Rose Street,**  
Fitzroy

**Price \$750,000** Sold 05  
October 2019

**15/26 Victoria Street,**  
Fitzroy

**Price \$715,000** Sold 14 May  
2019

This Statement of Information was prepared on 14th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
2 beds 2 baths 1 parking

### Ray White Brunswick

392 Sydney Road,  
Brunswick VIC 3056

### Contact agents



**Matthew Schroeder**  
Ray White

(03) 9387 8023  
0421 792 063  
[matthew.schroeder@raywhite.com](mailto:matthew.schroeder@raywhite.com)



**Jamil Allouche**  
Ray White

(03) 9387 8023  
0410 415 197  
[jamil.allouche@raywhite.com](mailto:jamil.allouche@raywhite.com)

