

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

108/353 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/150 KERR STREET FITZROY VIC 3065	\$675,000	19-Aug-22
207/300 YOUNG STREET FITZROY VIC 3065	\$636,000	07-Aug-23
402/69-73 VICTORIA STREET FITZROY VIC 3065	\$692,000	10-May-23

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: 12 September 2023

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



3/150 KERR STREET FITZROY VIC 3065

Sold Price

\$675,000

Sold Date **19-Aug-22**

2

1

1

Distance

0km



207/300 YOUNG STREET FITZROY VIC 3065

Sold Price

^{RS} **\$636,000** ^{UN}

Sold Date **07-Aug-23**

2

1

1

Distance

0km



402/69-73 VICTORIA STREET FITZROY VIC 3065

Sold Price

\$692,000

Sold Date **10-May-23**

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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