# 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

500 Napier Street, Fitzroy North Vic 3068

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$1,350,000	&	\$1,400,000				
Median sale price							
Median price	\$1,465,000 H	louse X Ur	hit	Suburb Fitzroy North			
Period - From	01/04/2018 to	31/03/2019	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 sixmonths 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		
2		
3		

OR

**B**<sup>\*</sup> 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.

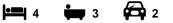
#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

#### Generated: 16/07/2019 09:31

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





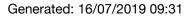
Rooms: Property Type: House Agent Comments Indicative Selling Price \$1,350,000 - \$1,400,000 Median House Price Year ending March 2019: \$1,465,000

## **Comparable Properties**

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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REIV Spropertydata



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