

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

109/239 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$860,000

Median sale price

Median price \$835,000

Property Type Unit

Suburb Fitzroy

Period - From 01/10/2023

to 31/12/2023

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	6/165 Rose St FITZROY 3065	\$900,000	15/12/2023
2	51/183 Kerr St FITZROY 3065	\$840,000	07/12/2023
3	29/2-32 King William St FITZROY 3065	\$837,500	26/08/2023

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:

07/02/2024 09:05



Property Type: Apartment

Agent Comments

Comparable Properties



6/165 Rose St FITZROY 3065 (REI)

Agent Comments

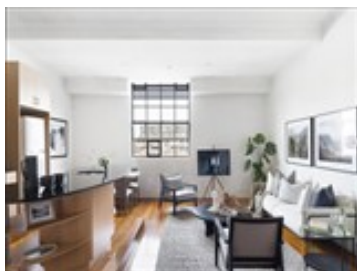


Price: \$900,000

Method: Sold Before Auction

Date: 15/12/2023

Property Type: Apartment



51/183 Kerr St FITZROY 3065 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



29/2-32 King William St FITZROY 3065 (REI)

Agent Comments



Price: \$837,500

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit