

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

10/41 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$894,500

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2021

to 31/03/2021

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	2713/120 Abeckett St MELBOURNE 3000	\$336,000	24/04/2021
2	3106/551 Swanston St CARLTON 3053	\$300,000	20/04/2021
3	4202/80 Abeckett St MELBOURNE 3000	\$290,000	04/04/2021

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:

20/05/2021 09:44



Property Type:

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

March quarter 2021: \$894,500

Comparable Properties



2713/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$336,000

Method: Private Sale

Date: 24/04/2021

Property Type: Apartment



3106/551 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$300,000

Method: Private Sale

Date: 20/04/2021

Property Type: Apartment



4202/80 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$290,000

Method: Private Sale

Date: 04/04/2021

Property Type: Apartment