### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	10/41 Napier Street, Fitzroy Vic 3065
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#### Indicative selling price

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

Range between	\$300,000	&	\$330,000
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#### Median sale price

Median price	\$894,500	Pro	pperty Type Uni	t		Suburb	Fitzroy
Period - From	01/01/2021	to	31/03/2021	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale

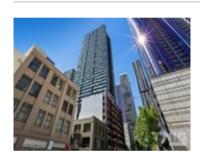






Indicative Selling Price \$300,000 - \$330,000 Median Unit Price March quarter 2021: \$894,500

## 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)

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**Price:** \$300,000 **Method:** Private Sale **Date:** 20/04/2021

Property Type: Apartment

Agent Comments



4202/80 Abeckett St MELBOURNE 3000 (REI)

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**Price:** \$290,000 **Method:** Private Sale **Date:** 04/04/2021

Property Type: Apartment

**Agent Comments** 

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