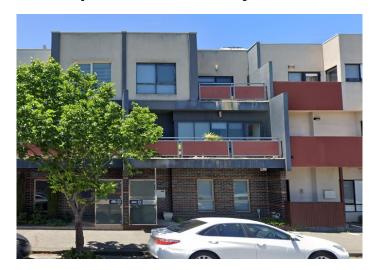
# 504 Napier Street, Fitzroy North Vic 3068



3 Bed 2 Bath 2 Car

Property Type: House (Previously

Occupied – Detached)

Land Size: 1903 sqm approx
Indicative Selling Price
\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2023: \$742,000

# **Comparable Properties**



#### 3/191 Mckean Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$1,110,000 Method: Auction Sale Date: 11/05/2024

Property Type: Townhouse (Res)

Agent Comments: Superior location, superior condition,

similar size, superior floorplan



#### 6/7-11 Cecil Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car Price: \$1,040,000 Method: Auction Sale Date: 20/07/2024

Property Type: Townhouse (Res)

Agent Comments: Similar location, superior condition,

similar size, superior floorplan



### 8/9-19 Miller Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car Price: \$1.027.000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Townhouse (Res)

Agent Comments: Similar location, superior condition,

similar size, superior floorplan

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	pertv	offered	for sa	le
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Address Including suburb or locality and postcode 504 Napier Street, Fitzroy North Vic	3068
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## **Indicative selling price**

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

i saic price	-						
Median price	\$742,000	Н	ouse x	5	Suburb	Fitzroy N	North
Period - From	01/07/2022	to	30/06/202	23		Source	REIV

### **Comparable property sales**

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
3/191 Mckean Street, FITZROY NORTH 3068	\$1,110,000	11/05/2024
6/7-11 Cecil Street, FITZROY 3065	\$1,040,000	20/07/2024
8/9-19 Miller Street, FITZROY NORTH 3068	\$1,027,000	12/04/2024

This Statement of Information was prepared on: 23/07/2024 09:22

