

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*

Property offered for sale

Address
Including suburb or
locality and postcode

504 Napier Street, Fitzroy North Vic 3068

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

Median price

\$742,000

House

x

Suburb

Fitzroy North

Period - From

01/07/2022

to

30/06/2023

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