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	291 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,820,000 & $2,000,000

Median sale price

Median price $1,762,500 Property Type House Suburb Fitzroy

Period - From 01/04/2024 to 30/06/2024 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	36 Church St FITZROY NORTH 3068	$1,931,000	24/08/2024
2	28 Napier St FITZROY 3065	$1,920,000	23/08/2024
3	122 Napier St FITZROY 3065	$2,050,000	04/06/2024

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.~~

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291 Napier Street, Fitzroy Vic 3065

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,820,000 - $2,000,000
Median House Price
June quarter 2024: $1,762,500

Comparable Properties



36 Church St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,931,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments



28 Napier St FITZROY 3065 (REI)

4 2 1

Price: $1,920,000
Method: Private Sale
Date: 23/08/2024
Property Type: House (Res)

Agent Comments



122 Napier St FITZROY 3065 (REI/VG)

4 2 -

Price: $2,050,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: House
Land Size: 153 sqm approx

Agent Comments

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