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	376 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,475,000 Property Type House Suburb Fitzroy

Period - From 01/01/2020 to 31/12/2020 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	494 Canning St CARLTON NORTH 3054	$1,675,000	29/10/2020
2	352 Rathdowne St CARLTON NORTH 3054	$1,570,000	30/10/2020
3	24 Ballarat St COLLINGWOOD 3066	$1,500,000	17/02/2021

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: 02/03/2021 13:45

376 Napier Street, Fitzroy Vic 3065



3 2 0

Property Type: House
Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending December 2020: $1,475,000

Comparable Properties



494 Canning St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,675,000
Method: Auction Sale
Date: 29/10/2020
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments



352 Rathdowne St CARLTON NORTH 3054 (REI/VG)

3 2 -

Price: $1,570,000
Method: Sold Before Auction
Date: 30/10/2020
Property Type: House (Res)
Land Size: 118 sqm approx

Agent Comments



24 Ballarat St COLLINGWOOD 3066 (REI)

3 2 -

Price: $1,500,000
Method: Auction Sale
Date: 17/02/2021
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.