

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

208/239 NAPIER STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$507,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

6/239 NAPIER STREET FITZROY VIC 3065	\$580,000	30-May-22
106/6 ROCHESTER STREET FITZROY VIC 3065	\$555,000	22-Nov-21
2/176 ARGYLE STREET FITZROY VIC 3065	\$550,000	18-Dec-21

OR

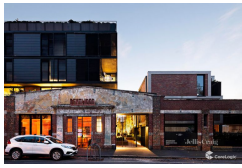
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 November 2022

Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au


**6/239 NAPIER STREET FITZROY
VIC 3065**
 1  1  1

Sold Price

\$580,000

Sold Date **30-May-22**

Distance

0km

**106/6 ROCHESTER STREET
FITZROY VIC 3065**
 1  1  1

Sold Price

\$555,000

Sold Date **22-Nov-21**

Distance

0.21km

**2/176 ARGYLE STREET FITZROY
VIC 3065**
 1  1  -

Sold Price

\$550,000

Sold Date **18-Dec-21**

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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