



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12/41 Napier Street, Fitzroy, VIC 3065

INDICATIVE SELLING PRICE

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

Range Between \$290,000 & \$310,000

MEDIAN SALE PRICE

Median price \$821,000 | Unit | Fitzroy (3065)

Period - From 1 October 2018 to 31 December 2018 | 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
304/18 FINLAY PLACE, CARLTON VIC 3053	\$305,000	12/09/2018
901/570 SWANSTON STREET, CARLTON VIC 3053	\$280,000	04/10/2018
3E/131 LONSDALE STREET, MELBOURNE VIC 3000	\$280,000	07/01/2019