

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

186 NAPIER STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

\$1,625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,735,000

Property type

House

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

107 GRAHAM STREET PORT MELBOURNE VIC 3207	1650000	16-Aug-23
52 RAGLAN STREET SOUTH MELBOURNE VIC 3205	1630000	26-Sep-23
2 TRIBE STREET SOUTH MELBOURNE VIC 3205	1620000	29-Aug-23

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: 18 November 2023

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107 GRAHAM STREET PORT MELBOURNE VIC 3207

2 1 1

Sold Price **1650000** Sold Date **16-Aug-23**

Distance **1.7km**



52 RAGLAN STREET SOUTH MELBOURNE VIC 3205

3 2 -

Sold Price ^{RS} **1630000** ^{UN} Sold Date **26-Sep-23**

Distance **0.3km**



2 TRIBE STREET SOUTH MELBOURNE VIC 3205

2 1 -

Sold Price **1620000** Sold Date **29-Aug-23**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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