

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

144 Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,882,500 Property Type House Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 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	24 Cobden St SOUTH MELBOURNE 3205	\$1,400,000	03/12/2022
2	12 Nelson Rd SOUTH MELBOURNE 3205	\$1,415,000	04/02/2023
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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: 03/04/2023 14:51



Rooms: 5
Property Type: House

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending December 2022: \$1,882,500

Comparable Properties

24 Cobden St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,400,000
Method:
Date: 03/12/2022
Property Type: House

12 Nelson Rd SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,415,000
Method:
Date: 04/02/2023
Property Type: House

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.

Account - Marshall White | P: 03 9822 9999