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

130 Napier Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,000,000		&		\$2,200,000					
Median sale p	rice									
Median price	\$1,847,500	Pro	operty Type	Hous	se		Suburb	South Melbourne		
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	248 Nott St PORT MELBOURNE 3207	\$2,150,000	01/12/2022
2	421 Dorcas St SOUTH MELBOURNE 3205	\$2,100,000	08/10/2022
3	29-31 Cobden St SOUTH MELBOURNE 3205	\$2,060,000	12/11/2022

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:

31/01/2023 11:14

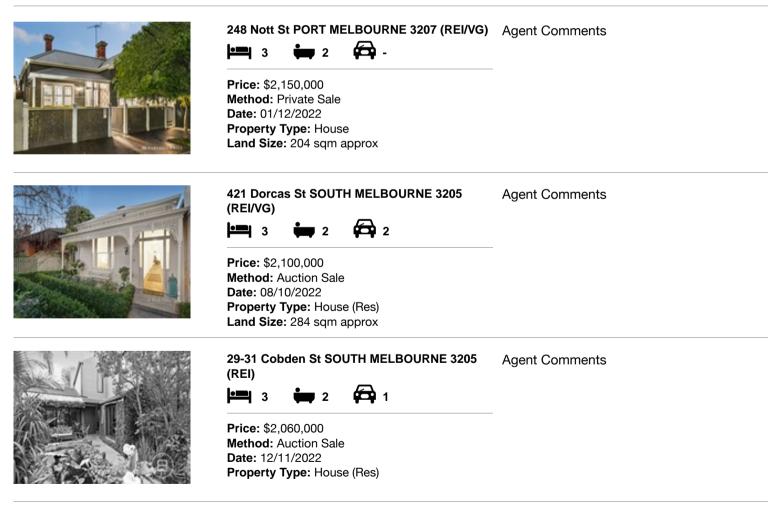






Property Type: House - Terrace **Land Size:** 229 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2022: \$1,847,500

Comparable Properties



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propertydata

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