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

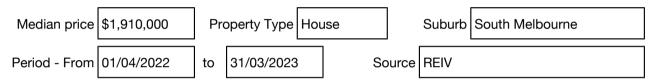
152 Napier Street, South Melbourne Vic 3205

Indicative selling price

	e			/
For the meaning	of this	nrica caa	consumer.vic.gov.a	1/Undergueting
			consumer.vic.gov.a	a/ under quoting

Single price \$2,695,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	25 Kerferd Rd ALBERT PARK 3206	\$2,670,000	22/04/2023
2	130 Napier St SOUTH MELBOURNE 3205	\$2,450,000	25/02/2023
3	13 Ward St SOUTH MELBOURNE 3205	\$2,290,000	18/03/2023

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:

27/05/2023 16:07







Property Type: House Agent Comments

Indicative Selling Price \$2,695,000 Median House Price Year ending March 2023: \$1,910,000

Comparable Properties



25 Kerferd Rd ALBERT PARK 3206 (REI)

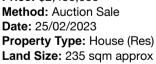


Price: \$2,670,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Agent Comments



(REI/VG) ■ 3 ■ 2 ♀ 2 Price: \$2,450,000

130 Napier St SOUTH MELBOURNE 3205



13 Ward St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$2,290,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 116 sqm approx

Account - Marshall White | P: 03 9822 9999



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments