

# 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

1 Napier Place, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,630,000 Property Type House Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 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	60 Brooke St ALBERT PARK 3206	\$1,175,000	06/06/2024
2	29 Little Page St ALBERT PARK 3206	\$1,215,000	01/06/2024
3	62 Brooke St ALBERT PARK 3206	\$1,205,000	01/06/2024

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:

26/07/2024 13:37



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**Property Type:** House (Res)

**Land Size:** 88 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median House Price**

Year ending June 2024: \$1,630,000

## Comparable Properties



60 Brooke St ALBERT PARK 3206 (REI)

Agent Comments

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**Price:** \$1,175,000

**Method:** Sold Before Auction

**Date:** 06/06/2024

**Property Type:** House (Res)



29 Little Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 96 sqm approx

62 Brooke St ALBERT PARK 3206 (REI)

Agent Comments

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**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222