## 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

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,400,000		&		\$2,500,000				
Median sale price									
Median price	\$1,735,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	01/07/2022	to	30/06/2023		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.

Ade	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

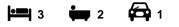
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/07/2023 16:13







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,400,000 - \$2,500,000 Median House Price Year ending June 2023: \$1,735,000

# **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



130 Napier St SOUTH MELBOURNE 3205 (REI/VG) ■ 3 ■ 2 2 2

Price: \$2,450,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 235 sqm approx



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



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Agent Comments

Agent Comments