

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,640,000

### Median sale price

Median price \$2,270,000 Property Type House Suburb South Melbourne

Period - From 01/01/2023 to 31/03/2023 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	25 Kerferd Rd ALBERT PARK 3206	\$2,670,000	22/04/2023
2	130 Napier St SOUTH MELBOURNE 3205	\$2,425,000	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: 03/05/2023 15:53



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

March quarter 2023: \$2,270,000

## Comparable Properties



25 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

4 2 -

Price: \$2,670,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)



130 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 2 2

Price: \$2,425,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House

Land Size: 235 sqm approx



13 Ward St SOUTH MELBOURNE 3205 (REI)

Agent Comments

4 1 -

Price: \$2,290,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999