## 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

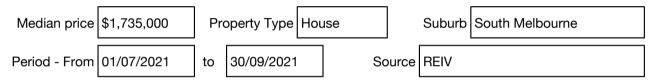
151 Napier Street, South Melbourne Vic 3205

## Indicative selling price

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Single price \$1,490,000

### 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.

Address of comparable property		Price	Date of sale
1	120 Napier St SOUTH MELBOURNE 3205	\$1,680,000	08/05/2021
2	13 Mountain St SOUTH MELBOURNE 3205	\$1,650,000	08/07/2021
3	364 Dorcas St SOUTH MELBOURNE 3205	\$1,471,000	09/10/2021

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:

15/11/2021 09:22





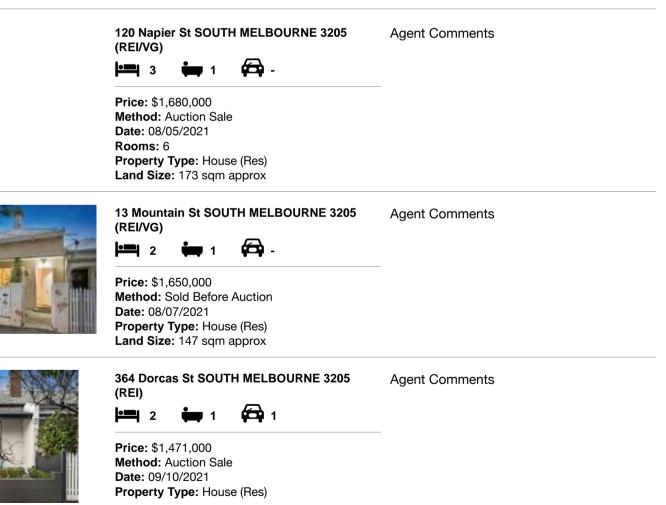




**Property Type:** House Agent Comments

Indicative Selling Price \$1,490,000 Median House Price September quarter 2021: \$1,735,000

# **Comparable Properties**



#### Account - Cayzer | P: 03 9699 5999

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