

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 96 Napier Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,605,000 Property Type House Suburb South Melbourne

Period - From 01/01/2021 to 31/03/2021 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	18 Martin St SOUTH MELBOURNE 3205	\$1,675,000	12/04/2021
2	184 Nelson Rd SOUTH MELBOURNE 3205	\$1,650,000	01/03/2021
3	94b Pickles St SOUTH MELBOURNE 3205	\$1,420,000	31/01/2021

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.~~

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Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
March quarter 2021: \$1,605,000

Comparable Properties



18 Martin St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

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Price: \$1,675,000
Method: Private Sale
Date: 12/04/2021
Property Type: House



184 Nelson Rd SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 1 -

Price: \$1,650,000
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 150 sqm approx



94b Pickles St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,420,000
Method: Sold Before Auction
Date: 31/01/2021
Property Type: House (Res)