

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

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

Single price

\$1,490,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2021

to

30/09/2021

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	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



 2
  1
 

Property Type: House
Agent Comments

Indicative Selling Price
 \$1,490,000

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

Comparable Properties

120 Napier St SOUTH MELBOURNE 3205
 (REI/VG)

Agent Comments

 3
  1
  -

Price: \$1,680,000
Method: Auction Sale
Date: 08/05/2021
Rooms: 6
Property Type: House (Res)
Land Size: 173 sqm approx



13 Mountain St SOUTH MELBOURNE 3205
 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,650,000
Method: Sold Before Auction
Date: 08/07/2021
Property Type: House (Res)
Land Size: 147 sqm approx



364 Dorcas St SOUTH MELBOURNE 3205
 (REI)

Agent Comments

 2
  1
  1

Price: \$1,471,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999