## 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

170 Napier Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,800,000		&		\$1,980,000				
Median sale p	rice								
Median price	\$1,960,000	Pro	operty Type	Hou	ISE		Suburb	South Melbourne	
Period - From	01/01/2022	to	31/03/2022	2	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	16 Hambleton St ALBERT PARK 3206	\$1,940,000	14/05/2022
2	394 Dorcas St SOUTH MELBOURNE 3205	\$1,925,000	19/02/2022
3	103 Nelson Rd SOUTH MELBOURNE 3205	\$1,920,000	25/05/2022

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:

01/06/2022 14:54









Rooms: 5 Property Type: House Land Size: 129.513 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price March quarter 2022: \$1,960,000

# **Comparable Properties**



16 Hambleton St ALBERT PARK 3206 (REI)



Price: \$1,940,000 Method: Auction Sale Date: 14/05/2022 Property Type: House (Res) Agent Comments



394 Dorcas St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,925,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res)



103 Nelson Rd SOUTH MELBOURNE 3205 (REI) 2 2 2 -

Agent Comments

Price: \$1,920,000 Method: Sold Before Auction Date: 25/05/2022 Property Type: House (Res)

### Account - Cayzer | P: 03 9646 0812

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.