

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

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,960,000 Property Type House Suburb South Melbourne

Period - From 01/01/2022 to 31/03/2022 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 | 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)** **Agent Comments**



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



**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)** **Agent Comments**



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

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