

# 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

7 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb South Melbourne

Period - From 01/10/2021 to 31/12/2021 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	171 Neville St MIDDLE PARK 3206	\$1,700,000	11/12/2021
2	26 Glover St SOUTH MELBOURNE 3205	\$1,630,000	15/12/2021
3	31 Iffla St SOUTH MELBOURNE 3205	\$1,440,000	13/11/2021

**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:

13/04/2022 15:08



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
December quarter 2021: \$1,800,000

## Comparable Properties



**171 Neville St MIDDLE PARK 3206 (REI/VG)**

**Agent Comments**

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**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 154 sqm approx



**26 Glover St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

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**Price:** \$1,630,000  
**Method:** Sold Before Auction  
**Date:** 15/12/2021  
**Property Type:** House (Res)  
**Land Size:** 122 sqm approx



**31 Iffla St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 99 sqm approx

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



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