

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 Place South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,093,750

Property type

House

Suburb

South Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

3 Church Street South Melbourne VIC 3205	\$875,000	23-Mar-19
152 Cobden Street South Melbourne VIC 3205	\$1,080,000	13-Apr-19
26 Iffla Street South Melbourne VIC 3205	\$960,000	01-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 19 September 2019

**3 Church Street South Melbourne
VIC 3205**

Sold Price

\$875,000

Sold Date

23-Mar-19

 2

 1

 -

Distance

0.07km

**152 Cobden Street South Melbourne
VIC 3205**

Sold Price

\$1,080,000

Sold Date

13-Apr-19

 2

 1

 -

Distance

0.2km

**26 Iffla Street South Melbourne VIC
3205**

Sold Price

\$960,000

Sold Date

01-Apr-19

 2

 1

 1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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