

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

6A NAPIER STREET 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

3/17 QUEENS ROAD MELBOURNE VIC 3004	\$520,000	23-Aug-22
12/17 QUEENS ROAD MELBOURNE VIC 3004	\$520,000	19-Nov-22
18/52 MOUBRAY STREET ALBERT PARK VIC 3206	\$455,000	06-Oct-22

OR

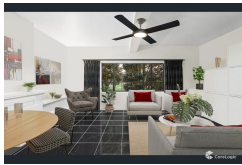
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 December 2022

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3/17 QUEENS ROAD MELBOURNE VIC 3004

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date **23-Aug-22**

1 1 1

Distance **0.9km**



12/17 QUEENS ROAD MELBOURNE VIC 3004

Sold Price

^{RS} **\$520,000**

Sold Date **19-Nov-22**

1 1 1

Distance **0.9km**



18/52 MOUBRAY STREET ALBERT PARK VIC 3206

Sold Price

\$455,000

Sold Date **06-Oct-22**

1 1 1

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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