

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

8A 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

\$340,000

&

\$360,000

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

908/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	26-Aug-22
2110/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	05-Oct-22
2/11 ANDERSON STREET SOUTH MELBOURNE VIC 3205	\$389,000	15-Aug-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: 19 December 2022

David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



**908/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$340,000** Sold Date **26-Aug-22**

Distance **0.49km**



**2110/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price Sold Date **05-Oct-22**

Distance **0.49km**



**2/11 ANDERSON STREET SOUTH
MELBOURNE VIC 3205**

1 1 -

Sold Price **\$389,000** Sold Date **15-Aug-22**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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