

# 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 35 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb South Melbourne

Period - From 01/04/2021 to 30/06/2021 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	343 Dorcas St SOUTH MELBOURNE 3205	\$1,235,000	27/04/2021
2	84 Cobden St SOUTH MELBOURNE 3205	\$1,201,000	17/04/2021
3	63 Cobden St SOUTH MELBOURNE 3205	\$1,080,000	27/03/2021

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: 17/09/2021 12:18



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**Property Type:** House  
**Land Size:** 110 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
June quarter 2021: \$1,700,000

## Comparable Properties



**343 Dorcas St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

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**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 27/04/2021  
**Property Type:** House (Res)  
**Land Size:** 126 sqm approx



**84 Cobden St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

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**Price:** \$1,201,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** House (Res)  
**Land Size:** 97 sqm approx



**63 Cobden St SOUTH MELBOURNE 3205**  
(REI/VG)

**Agent Comments**

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**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 99 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393