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	32B 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Flats	Suburb	South Melbourne
Period-from	01 Apr 2023	to	31 Mar 2024	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.

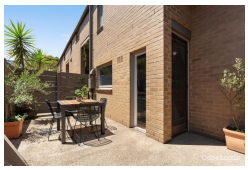
Address of comparable property	Price	Date of sale
103 PARK STREET SOUTH MELBOURNE VIC 3205	$850,000	17-Feb-24
93B EASTERN ROAD SOUTH MELBOURNE VIC 3205	$787,000	21-Feb-24
72B NAPIER STREET SOUTH MELBOURNE VIC 3205	$645,000	13-Nov-23

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: 11 April 2024

Stephanie Evans
M 0420215919
E stephanie.evans@belleproperty.com

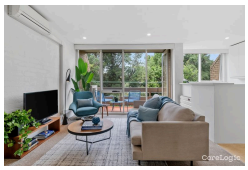


103 PARK STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price RS **$850,000** Sold Date **17-Feb-24**

Distance **0.08km**



93B EASTERN ROAD SOUTH MELBOURNE VIC 3205

2 1 1

Sold Price RS **$787,000** Sold Date **21-Feb-24**

Distance **0.08km**



72B NAPIER STREET SOUTH MELBOURNE VIC 3205

2 2 1

Sold Price **$645,000** Sold Date **13-Nov-23**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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