

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

Single price \$725,000

Median sale price

Median price \$622,500 Property Type Unit Suburb South Melbourne

Period - From 01/01/2021 to 31/03/2021 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	7/81 Palmerston Cr SOUTH MELBOURNE 3205	\$750,000	13/04/2021
2	2008/38 Albert Rd SOUTH MELBOURNE 3205	\$725,000	24/03/2021
3	34a Napier St SOUTH MELBOURNE 3205	\$710,000	17/02/2021

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: 24/05/2021 12:28



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000

Median Unit Price
March quarter 2021: \$622,500

Comparable Properties

7/81 Palmerston Cr SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$750,000
Method: Private Sale
Date: 13/04/2021
Property Type: Apartment



2008/38 Albert Rd SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$725,000
Method: Sold Before Auction
Date: 24/03/2021
Property Type: Apartment



34a Napier St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$710,000
Method: Sold Before Auction
Date: 17/02/2021
Property Type: Apartment