

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	50b Napier Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price	\$610,100	Hou	se	Unit	Х		Suburb	South Melbourne
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the two 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

	are on a configuration by objects,		
1	80a Napier St SOUTH MELBOURNE 3205	\$753,000	20/12/2017
2	74b Napier St SOUTH MELBOURNE 3205	\$675,000	12/02/2018

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.

Account - Cayzer | P: 03 9646 0812





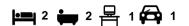
Price

Date of sale

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Rooms: 5 Property Type: Apartment Agent Comments Indicative Selling Price \$695,000 Median Unit Price March quarter 2018: \$610,100

Comparable Properties



80a Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

2

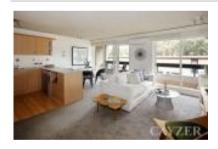
• 2

6

Price: \$753,000 **Method:** Private Sale **Date:** 20/12/2017

Rooms: -

Property Type: Apartment



74b Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$675,000 Method: Private Sale Date: 12/02/2018

Rooms: 4

Property Type: Apartment

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