

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 56c Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$590,000 House Unit X Suburb South Melbourne

Period - From 01/07/2016 to 30/06/2017 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	407/38 Bank St SOUTH MELBOURNE 3205	\$425,000	09/08/2017
2	8/176-192 Cecil St SOUTH MELBOURNE 3205	\$460,000	08/04/2017
3	48a Napier St SOUTH MELBOURNE 3205	\$651,000	01/04/2017

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.~~



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
Year ending June 2017: \$590,000

Comparable Properties



407/38 Bank St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 1  1  1

Price: \$425,000
Method: Private Sale
Date: 09/08/2017
Rooms: 2
Property Type: Apartment

8/176-192 Cecil St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 1  1  1

Price: \$460,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 2
Property Type: Apartment



48a Napier St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 2  2  1

Price: \$651,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 4
Property Type: Apartment