Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 58A Napier Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$608,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27/458 St Kilda Rd MELBOURNE 3004	\$720,000	18/07/2024
2	10/114 Dodds St SOUTHBANK 3006	\$720,000	01/07/2024
3	32b Napier St SOUTH MELBOURNE 3205	\$695,000	08/05/2024

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:

17/09/2024 10:48









Property Type: Strata Unit/Flat Land Size: 13204 sqm approx Agent Comments

Indicative Selling Price \$680,000 - \$730,000 **Median Unit Price** Year ending June 2024: \$608,000

Comparable Properties



27/458 St Kilda Rd MELBOURNE 3004 (REI)



Price: \$720,000 Method: Private Sale Date: 18/07/2024 Property Type: Apartment Land Size: 97 sqm approx



10/114 Dodds St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$720,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment



32b Napier St SOUTH MELBOURNE 3205 (REI/VG) '⇔ .

2

Agent Comments

Agent Comments

Price: \$695,000 Method: Private Sale Date: 08/05/2024 Property Type: Unit

2

Account - Cayzer | P: 03 9699 5999

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.