

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 76b Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$610,000 House Unit X Suburb South Melbourne

Period - From 01/01/2019 to 31/03/2019 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	62a Napier St SOUTH MELBOURNE 3205	\$725,000	29/01/2019
2	101 Park St SOUTH MELBOURNE 3205	\$695,000	23/03/2019
3	33 Emerald Hill PI SOUTH MELBOURNE 3205	\$650,000	15/03/2019

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.



 2
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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 March quarter 2019: \$610,000

Comparable Properties

62a Napier St SOUTH MELBOURNE 3205 (VG) Agent Comments

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Price: \$725,000
Method: Sale
Date: 29/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



101 Park St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

 2
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Price: \$695,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 5
Property Type: Apartment



33 Emerald Hill Pl SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

 1
  1
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Price: \$650,000
Method: Private Sale
Date: 15/03/2019
Rooms: 4
Property Type: Apartment
Land Size: 332 sqm approx