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

2a Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between | $360,000 | & | $390,000

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 2/470 Punt Rd SOUTH YARRA 3141	$381,000	23/04/2021
2 1110/338 Kings Way SOUTH MELBOURNE 3205	$360,000	12/02/2021
3 6/178 Toorak Rd.W SOUTH YARRA 3141	$370,000	09/02/2021

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: 15/07/2021 11:10

CONSUMER AFFAIRS VICTORIA

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Property Type:

Agent Comments

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
March quarter 2021: $622,500

Comparable Properties

2/470 Punt Rd SOUTH YARRA 3141 (REI)

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Price: $381,000
Method: Private Sale
Date: 23/04/2021
Property Type: Apartment

Agent Comments

1110/338 Kings Way SOUTH MELBOURNE 3205 (REI)

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Price: $360,000
Method: Private Sale
Date: 12/02/2021
Property Type: Apartment

Agent Comments

6/178 Toorak Rd.W SOUTH YARRA 3141 (REI)

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Price: $370,000
Method: Sold Before Auction
Date: 09/02/2021
Property Type: Apartment

Agent Comments