

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 62a Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$667,500 Property Type Unit Suburb South Melbourne

Period - From 01/04/2021 to 31/03/2022 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	42a Napier St SOUTH MELBOURNE 3205	\$840,000	05/03/2022
2	310/102 Wells St SOUTHBANK 3006	\$835,000	13/04/2022
3	8/140 Kerferd Rd ALBERT PARK 3206	\$810,000	26/03/2022

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: 02/05/2022 13:13



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median Unit Price
Year ending March 2022: \$667,500

Comparable Properties



42a Napier St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

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Price: \$840,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Townhouse (Res)



310/102 Wells St SOUTHBANK 3006 (REI) [Agent Comments](#)

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Price: \$835,000
Method: Auction Sale
Date: 13/04/2022
Property Type: Apartment



8/140 Kerferd Rd ALBERT PARK 3206 (REI) [Agent Comments](#)

 2  1  1

Price: \$810,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit

Account - Cayzer | P: 03 9646 0812