

## 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 6A/2-36 Napier Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$359,950

#### Median sale price

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

Period - From 01/10/2018 to 31/12/2018 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	308/75 Palmerston Cr SOUTH MELBOURNE 3205	\$380,000	13/09/2018
2	1103/52 Park St SOUTH MELBOURNE 3205	\$370,000	30/01/2019
3	913/52 Park St SOUTH MELBOURNE 3205	\$352,000	09/07/2018

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**  
 \$359,950  
**Median Unit Price**  
 December quarter 2018: \$610,000

## Comparable Properties



**308/75 Palmerston Cr SOUTH MELBOURNE 3205 (VG)**     **Agent Comments**

 2  
  -  
  -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 13/09/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**1103/52 Park St SOUTH MELBOURNE 3205 (REI)**     **Agent Comments**

 1  
  1  
  1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 30/01/2019  
**Rooms:** 2  
**Property Type:** Apartment



**913/52 Park St SOUTH MELBOURNE 3205 (REI/VG)**     **Agent Comments**

 1  
  1  
  1

**Price:** \$352,000  
**Method:** Private Sale  
**Date:** 09/07/2018  
**Rooms:** 2  
**Property Type:** Apartment