

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	74b Napier Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$695,000

Median sale price

Median price	\$582,500	Hou	ıse	Unit	Х		Suburb	South Melbourne
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

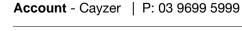
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	97 Park St SOUTH MELBOURNE 3205	\$817,000	23/09/2017
2	44a Napier St SOUTH MELBOURNE 3205	\$751,000	02/04/2017
3	48a Napier St SOUTH MELBOURNE 3205	\$651,000	01/04/2017

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.





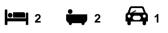


activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: Flat Agent Comments

Indicative Selling Price \$695,000 **Median Unit Price** September quarter 2017: \$582,500

Comparable Properties



97 Park St SOUTH MELBOURNE 3205 (REI)



Price: \$817,000 Method: Auction Sale Date: 23/09/2017

Rooms: 5

Property Type: Townhouse (Res)



44a Napier St SOUTH MELBOURNE 3205 (VG) Agent Comments





Price: \$751,000 Method: Sale Date: 02/04/2017

Rooms: -

-2

Property Type: House (Res)



48a Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

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Price: \$651,000 Method: Auction Sale Date: 01/04/2017 Rooms: 4

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999





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Agent Comments