

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	74b Napier Street, South Melbourne Vic 3205
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Indicative selling price

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

Single price	\$695,000
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Median sale price

Median price	\$582,500	House		Unit	X	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.

	Address 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.~~



2 2 1

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) [Agent Comments](#)

2 2 1

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](#)

2 - -

Price: \$751,000
Method: Sale
Date: 02/04/2017
Rooms: -
Property Type: House (Res)



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

2 2 1

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