

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 30a Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Melbourne

Period - From 15/06/2022 to 14/06/2023 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	2/77 Dodds St SOUTHBANK 3006	\$690,000	15/05/2023
2	150e Wells St SOUTH MELBOURNE 3205	\$675,000	04/04/2023
3	121 Park St SOUTH MELBOURNE 3205	\$650,000	10/03/2023

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: 15/06/2023 16:24



2 2 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
15/06/2022 - 14/06/2023: \$600,000

Comparable Properties



2/77 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Expression of Interest
Date: 15/05/2023
Property Type: Apartment



150e Wells St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 04/04/2023
Property Type: Unit



121 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 10/03/2023
Rooms: 3
Property Type: Studio Apartment

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