

# 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

60 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2022 to 31/12/2022 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 | 4/17-21 Tivoli PI SOUTH YARRA 3141 | \$522,500 | 08/02/2023   |
| 2 | 6a Napier St SOUTH MELBOURNE 3205  | \$460,000 | 19/12/2022   |
| 3 |                                    |           |              |

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:

03/04/2023 12:32

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**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

December quarter 2022: \$565,000



1 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**4/17-21 Tivoli PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$522,500

**Method:** Sold Before Auction

**Date:** 08/02/2023

**Property Type:** Unit



**6a Napier St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 19/12/2022

**Property Type:** Apartment

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.

**Account - My Agent Real Estate** | P: 03 9633 7111 | F: 03 9663 4067