

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

52c Napier Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$616,448

Property Type

Unit

Suburb

South Melbourne

Period - From

20/08/2023

to

19/08/2024

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	1802/38 Albert Rd SOUTH MELBOURNE 3205	\$430,000	15/07/2024
2	2002/38 Albert Rd SOUTH MELBOURNE 3205	\$428,000	19/06/2024
3	806/28 Bank St SOUTH MELBOURNE 3205	\$435,000	23/05/2024

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:

20/08/2024 10:21



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1802/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments
(REI)

1 1 1

Price: \$430,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit



2002/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)

1 1 1

Price: \$428,000
Method: Private Sale
Date: 19/06/2024
Property Type: Apartment



806/28 Bank St SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)

1 1 1

Price: \$435,000
Method: Private Sale
Date: 23/05/2024
Property Type: Unit