

## 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 13 Henderson 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 \$1,800,000 & \$1,980,000

#### Median sale price

Median price \$1,732,000 House X Unit Suburb South Melbourne

Period - From 01/04/2017 to 30/06/2017 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	18 Mills St ALBERT PARK 3206	\$1,925,000	01/04/2017
2	58 St Vincent St ALBERT PARK 3206	\$1,815,000	01/04/2017
3	1 Reilly PI SOUTH MELBOURNE 3205	\$1,720,000	08/07/2017

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.~~



 3  2  1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 187 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

June quarter 2017: \$1,732,000

## Comparable Properties



**18 Mills St ALBERT PARK 3206 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,925,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 172 sqm approx



**58 St Vincent St ALBERT PARK 3206 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 131 sqm approx



**1 Reilly PI SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)