

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 | 13 Henderson Street, South Melbourne Vic 3205 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$1,800,000 | & | \$1,980,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$1,732,000 | Hou | ıse | Х | Unit | | | Suburb | South Melbourne |
|---------------|-------------|-----|-----|----------|------|--------|------|--------|-----------------|
| Period - From | 01/04/2017 | to | 30/ | /06/2017 | | Source | REIV | | |

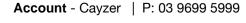
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress 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.







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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 guarter 2017: \$1,732,000

Comparable Properties



18 Mills St ALBERT PARK 3206 (REI/VG)

Price: \$1,925,000 Method: Auction Sale Date: 01/04/2017 Rooms: 6

Property Type: House (Res)

Land Size: 172 sqm approx

Agent Comments



58 St Vincent St ALBERT PARK 3206 (REI/VG) Agent Comments

— 3





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)

1 3







Price: \$1,720,000 Method: Auction Sale Date: 08/07/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Account - Cayzer | P: 03 9699 5999





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