

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 Heather Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,690,000

Median sale price

Median price

\$1,960,000

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2022

to

31/03/2022

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.

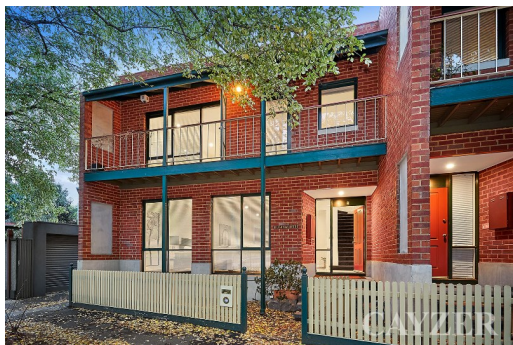
	Address of comparable property	Price	Date of sale
1	394 Dorcas St SOUTH MELBOURNE 3205	\$1,925,000	19/02/2022
2	103 Nelson Rd SOUTH MELBOURNE 3205	\$1,920,000	25/05/2022
3	5 Fitzpatrick St SOUTH MELBOURNE 3205	\$1,640,000	13/05/2022

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:

04/07/2022 10:12



 3
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,690,000

Median House Price

March quarter 2022: \$1,960,000

Comparable Properties



394 Dorcas St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,925,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 132 sqm approx



103 Nelson Rd SOUTH MELBOURNE 3205
(REI)

Agent Comments

 2
  2
  -

Price: \$1,920,000

Method: Sold Before Auction

Date: 25/05/2022

Property Type: House (Res)



5 Fitzpatrick St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

 3
  3
  2

Price: \$1,640,000

Method: Private Sale

Date: 13/05/2022

Property Type: House

Account - Cayzer | P: 03 9699 5999