

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

Range between

\$1,750,000

 &

\$1,850,000

Median sale price

Median price

\$1,730,000

 Property Type

House

 Suburb

South Melbourne

Period - From

22/08/2022

 to

21/08/2023

 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	341A Park St SOUTH MELBOURNE 3205	\$1,740,000	25/03/2023
2	38 Draper St ALBERT PARK 3206	\$1,820,000	21/03/2023
3	277 Montague St SOUTH MELBOURNE 3205	\$1,805,000	17/06/2023

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:

22/08/2023 10:00



 3
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

22/08/2022 - 21/08/2023: \$1,730,000

Comparable Properties

341A Park St SOUTH MELBOURNE 3205 (REI) Agent Comments

 3
  2
  -

Price: \$1,740,000

Method:

Date: 25/03/2023

Property Type: House

38 Draper St ALBERT PARK 3206 (REI) Agent Comments

 3
  2
  1

Price: \$1,820,000

Method:

Date: 21/03/2023

Property Type: House

277 Montague St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

 3
  2
  -

Price: \$1,805,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 108 sqm approx



Account - Cayzer | P: 03 9699 5999