

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

Single price \$1,775,000

Median sale price

Median price \$1,600,000

House

X

Unit

Suburb

South Melbourne

Period - From 01/07/2017

to 30/09/2017

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	58 St Vincent St ALBERT PARK 3206	\$1,815,000	01/04/2017
2	11 Eville St SOUTH MELBOURNE 3205	\$1,805,000	14/10/2017
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: Townhouse (Res)
Land Size: 187 sqm approx
Agent Comments

Indicative Selling Price
\$1,775,000
Median House Price
September quarter 2017: \$1,600,000

Comparable Properties



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



11 Eville St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 2 -

Price: \$1,805,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 202 sqm approx



1 Reilly Pl 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)