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

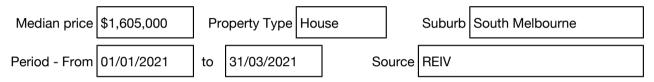
52 Iffla Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this p	rice see	consumer.vic.gov	.au/underquoting
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Single price \$1,350,000

Median sale price



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	129 Pickles St PORT MELBOURNE 3207	\$1,360,000	19/12/2020
2	13 Little Tribe St SOUTH MELBOURNE 3205	\$1,320,000	20/02/2021
3	10 Clarendon PI SOUTH MELBOURNE 3205	\$1,305,000	12/12/2020

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:

26/04/2021 12:00









Property Type: House Agent Comments

Indicative Selling Price \$1,350,000 Median House Price March guarter 2021: \$1,605,000

Comparable Properties



129 Pickles St PORT MELBOURNE 3207 (VG) Agent Comments



Price: \$1,360,000 Method: Sale Date: 19/12/2020 Property Type: House - Attached House N.E.C. Land Size: 148 sqm approx



13 Little Tribe St SOUTH MELBOURNE 3205 Agent Comments (REI/VG)



Price: \$1,320,000 Method: Auction Sale Date: 20/02/2021 Property Type: House (Res) Land Size: 116 sqm approx



10 Clarendon PI SOUTH MELBOURNE 3205 (REI/VG)

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Agent Comments

Price: \$1,305,000 Method: Auction Sale Date: 12/12/2020 Property Type: House (Res) Land Size: 108 sqm approx

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Account - Cayzer | P: 03 9699 5999



