

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

14 Henderson Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,600,000

 &

\$2,860,000

Median sale price

Median price

\$1,735,000

 Property Type

House

 Suburb

South Melbourne

Period - From

01/07/2021

 to

30/09/2021

 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	16 Merton St ALBERT PARK 3206	\$3,037,000	20/09/2021
2	66 Smith St SOUTH MELBOURNE 3205	\$2,560,000	30/10/2021
3	2 Merton Pl ALBERT PARK 3206	\$2,525,000	05/06/2021

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:

23/11/2021 10:29



 3  2  1

Property Type: House
Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

September quarter 2021: \$1,735,000

Comparable Properties



16 Merton St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  1  -

Price: \$3,037,000

Method: Auction Sale

Date: 20/09/2021

Property Type: House (Res)

Land Size: 238 sqm approx



66 Smith St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  1

Price: \$2,560,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)



2 Merton Pl ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  1  1

Price: \$2,525,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 231 sqm approx

Account - Cayzer | P: 03 9699 5999