





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 137 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price June quarter 2017: \$1,732,000

Comparable Properties



(REI/VG) **Price:** \$2,150,000 Method: Auction Sale Date: 04/03/2017

168 Napier St SOUTH MELBOURNE 3205

101 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments



Property Type: House (Res) Land Size: 125 sqm approx

Rooms: 5

Price: \$1,750,000 Method: Auction Sale Date: 27/05/2017 Rooms: Property Type: House (Res)



14 Ward St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,700,000 Method: Auction Sale Date: 24/06/2017 Rooms: 4 Property Type: House (Res) Land Size: 115 sqm approx

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Agent Comments





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

205 Montague Street, South Melbourne Vic 3205

Indicative selling price

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

Range betweer	\$1,700,000		&	\$1,870,000			
Median sale price							
Median price	\$1,732,000	House	х	Sub	ourb South Melbourne		
Period - From	01/04/2017	to 30/00	6/2017	Source	REIV		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
168 Napier St SOUTH MELBOURNE 3205	\$2,150,000	04/03/2017
101 Napier St SOUTH MELBOURNE 3205	\$1,750,000	27/05/2017
14 Ward St SOUTH MELBOURNE 3205	\$1,700,000	24/06/2017

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