





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

Account - Cayzer | P: 03 9699 5999

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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