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**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



**168 Napier St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

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**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 125 sqm approx



**101 Napier St SOUTH MELBOURNE 3205 (REI)** Agent Comments

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**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

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

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

#### Median sale price

Median price \$1,732,000

House X

Suburb South Melbourne

Period - From 01/04/2017 to 30/06/2017

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