

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

31 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

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	364 Dorcas St SOUTH MELBOURNE 3205	\$1,471,000	09/10/2021
2	98 Iffla St SOUTH MELBOURNE 3205	\$1,368,000	30/09/2021
3	52 Iffla St SOUTH MELBOURNE 3205	\$1,330,000	24/05/2021

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:

21/10/2021 14:17



Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
September quarter 2021: \$1,735,000

Comparable Properties



364 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,471,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)



98 Iffla St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,368,000
Method: Auction Sale
Date: 30/09/2021
Property Type: House (Res)



52 Iffla St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Private Sale
Date: 24/05/2021
Property Type: House
Land Size: 118 sqm approx

Account - Cayzer | P: 03 9699 5999