

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 52 Iffla Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,605,000

Property Type House

Suburb South Melbourne

Period - From 01/01/2021

to 31/03/2021

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	129 Pickles St PORT MELBOURNE 3207	\$1,360,000	19/12/2020
2	13 Little Tribe St SOUTH MELBOURNE 3205	\$1,320,000	20/02/2021
3	10 Clarendon Pl SOUTH MELBOURNE 3205	\$1,305,000	12/12/2020

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:

26/04/2021 12:00



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,350,000

Median House Price
March quarter 2021: \$1,605,000

Comparable Properties



129 Pickles St PORT MELBOURNE 3207 (VG) **Agent Comments**

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Price: \$1,360,000
Method: Sale
Date: 19/12/2020
Property Type: House - Attached House N.E.C.
Land Size: 148 sqm approx



13 Little Tribe St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

3 2 -

Price: \$1,320,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 116 sqm approx



10 Clarendon PI SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

2 1 -

Price: \$1,305,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 108 sqm approx