

# 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 7 Henderson 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb South Melbourne

Period - From 01/10/2021 to 31/12/2021 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 | 60 St Vincent St ALBERT PARK 3206 | \$2,040,000 | 09/10/2021   |
| 2 | 2a Gatehouse La ALBERT PARK 3206  | \$1,950,000 | 17/01/2022   |
| 3 | 4 Gatehouse La ALBERT PARK 3206   | \$1,800,000 | 28/11/2021   |

**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: 17/02/2022 14:42



3 2 1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
December quarter 2021: \$1,800,000

## Comparable Properties



**60 St Vincent St ALBERT PARK 3206 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$2,040,000  
**Method:** Auction Sale  
**Date:** 09/10/2021  
**Property Type:** House (Res)  
**Land Size:** 142 sqm approx



**2a Gatehouse La ALBERT PARK 3206 (VG)** **Agent Comments**

4 - -

**Price:** \$1,950,000  
**Method:** Sale  
**Date:** 17/01/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**4 Gatehouse La ALBERT PARK 3206 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 28/11/2021  
**Property Type:** Townhouse (Res)

**Account - Cayzer** | P: 03 9699 5999



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