

# 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 34 Iffla 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 \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,548,750 Property Type House Suburb South Melbourne

Period - From 01/07/2020 to 30/09/2020 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	39 Iffla St SOUTH MELBOURNE 3205	\$1,732,500	08/08/2020
2	54 Iffla St SOUTH MELBOURNE 3205	\$1,325,000	15/06/2020
3	212 Montague St SOUTH MELBOURNE 3205	\$1,285,000	18/05/2020

**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: 22/10/2020 09:47



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

September quarter 2020: \$1,548,750

## Comparable Properties



**39 Iffla St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$1,732,500

**Method:** Auction Sale

**Date:** 08/08/2020

**Property Type:** House (Res)



**54 Iffla St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** House

**Land Size:** 127 sqm approx



**212 Montague St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 18/05/2020

**Property Type:** House (Res)

**Land Size:** 131 sqm approx