

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 3 Bunalbo Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$2,100,000

Property type House

Suburb South Yarra

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales

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
3 Cambridge Street, Armadale	\$1,660,000	15/02/2020
43 Barry Street, South Yarra	\$1,750,000	19/12/2019
27 Mackay Street, Prahran	\$1,575,000	05/12/2019

This Statement of Information was prepared on: 5 May 2020