# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 1/42 Powell Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Single price	e \$465,000							
Median sale p	rice							
Median price	\$556,000	Pro	operty Type	Uni	t		Suburb	South Yarra
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	11/63 Osborne St SOUTH YARRA 3141	\$470,000	06/07/2019
2	28/26 Toorak Rd.W SOUTH YARRA 3141	\$466,000	14/09/2019
3	14/2a Burnie St TOORAK 3142	\$460,000	24/08/2019

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:

02/10/2019 17:00



# WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$465,000 Median Unit Price Year ending June 2019: \$556,000

# **Comparable Properties**



11/63 Osborne St SOUTH YARRA 3141 (REI/VG)

**Price:** \$470,000 **Method:** Auction Sale **Date:** 06/07/2019

Property Type: Apartment



28/26 Toorak Rd.W SOUTH YARRA 3141 (REI) Agent Comments



Price: \$466,000 Method: Sale by Tender Date: 14/09/2019 Property Type: Unit



14/2a Burnie St TOORAK 3142 (REI)

Agent Comments

Agent Comments



Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.