

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

17 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,689,750

House

X

Unit

Suburb South Yarra

Period - From 01/04/2018

to

31/03/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

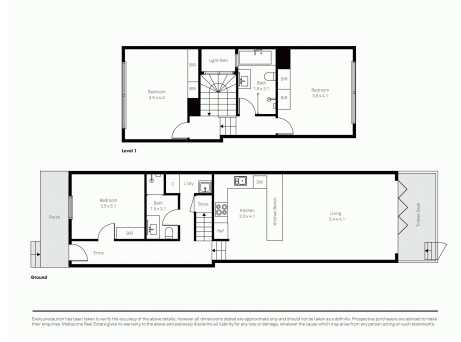
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1			
2			
3			

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.

17 Grosvenor Street, South Yarra Vic 3141



3 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,250,000

Median House Price
Year ending March 2019: \$1,689,750

Comparable Properties



3/16 Hurry PI PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,210,000
Method: Private Sale
Date: 11/01/2019
Rooms: -
Property Type: House
Land Size: 91 sqm approx



7 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000
Method: Private Sale
Date: 12/02/2019
Rooms: -
Property Type: House
Land Size: 1806 sqm approx

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.