

# 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 Albion Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,295,000

Property Type House

Suburb South Yarra

Period - From 01/01/2021

to 31/03/2021

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	32 Nicholson St SOUTH YARRA 3141	\$2,405,000	13/02/2021
2	40 Powell St SOUTH YARRA 3141	\$2,080,000	19/12/2020
3	9 Grosvenor St SOUTH YARRA 3141	\$2,005,000	12/11/2020

**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:

05/05/2021 18:39

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**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

March quarter 2021: \$2,295,000



3 2 0

**Property Type:** House

**Land Size:** 263 sqm approx

**Agent Comments**

## Comparable Properties



**32 Nicholson St SOUTH YARRA 3141 (REI)**

**Agent Comments**

3 2 -

**Price:** \$2,405,000

**Method:** Sold Before Auction

**Date:** 13/02/2021

**Property Type:** House (Res)

**Land Size:** 343 sqm approx



**40 Powell St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 334 sqm approx



**9 Grosvenor St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$2,005,000

**Method:** Private Sale

**Date:** 12/11/2020

**Property Type:** House

**Land Size:** 295 sqm approx