

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

25 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price \$1,702,500

Property Type House

Suburb South Yarra

Period - From 01/10/2018

to 30/09/2019

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	17 Moore St SOUTH YARRA 3141	\$1,115,000	21/09/2019
2	47 Green St CREMORNE 3121	\$1,110,000	26/10/2019
3	10 Gooch St PRAHRAN 3181	\$1,110,000	26/10/2019

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:

06/11/2019 20:35



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Property Type: House
Land Size: 106.952 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000

Median House Price
Year ending September 2019: \$1,702,500

Comparable Properties



17 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,115,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)



47 Green St CREMORNE 3121 (REI)

Agent Comments

2 1 1

Price: \$1,110,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)



10 Gooch St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,110,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)