

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 10A Phoenix Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,520,000

Median sale price

Median price \$2,390,000

Property type House

Suburb South Yarra

Period - From 01/10/2023

to

31/12/2023

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
5/44-46 Chomley Street, Prahran	\$1,460,000	21/12/2023
4/7 Hughenden Road, St Kilda East	\$1,440,000	03/12/2023
20 Cromwell Place, South Yarra	\$1,625,000	25/11/2023

This Statement of Information was prepared on: 10 February 2024