

### 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

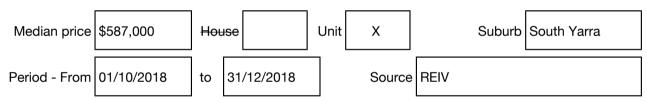
12/4-6 Powell Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between	\$390,000	&	\$420,000	

#### Median sale price



#### 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	9/14 Wrexham Rd WINDSOR 3181	\$410,000	15/11/2018
2	14/102 Millswyn St SOUTH YARRA 3141	\$405,000	15/08/2018
3	12/28 Raleigh St WINDSOR 3181	\$390,000	27/10/2018

#### 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.

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

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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.

## WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$390,000 - \$420,000 Median Unit Price December quarter 2018: \$587,000

## **Comparable Properties**



Price: \$410,000 Method: Private Sale Date: 15/11/2018 Rooms: -

Property Type: Apartment

**----**1

9/14 Wrexham Rd WINDSOR 3181 (REI)

**6** 1

Agent Comments



14/102 Millswyn St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$405,000 Method: Sale Date: 15/08/2018 Rooms: -Property Type: Strata Unit/Flat



12/28 Raleigh St WINDSOR 3181 (REI)

**1** 

Agent Comments

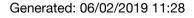


**L** 1

Method: Auction Sale Date: 27/10/2018 Rooms: -Property Type: Apartment

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