

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
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Indicative selling price

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

Range between	\$390,000	&	\$420,000
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Median sale price

Median price	\$587,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2018	to	31/12/2018	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	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.



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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



9/14 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 15/11/2018

Rooms: -

Property Type: Apartment



14/102 Millswyn St SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$405,000

Method: Sale

Date: 15/08/2018

Rooms: -

Property Type: Strata Unit/Flat



12/28 Raleigh St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: Apartment