

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 47 Fawkner Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$ N/A or range between \$1,130,000 & \$1,230,000

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

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. 368 Toorak Rd SOUTH YARRA 3141	\$1,221,000	19/12/2020
2. 66 Wrights Tce, Prahran, 3181	\$1,150,000	23/12/2020
3. 23 Wrights Tce Prahran, 3181	\$1,185,000	17/03/2021

This Statement of Information was prepared on: Monday 26th April 2021