

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

17b Balmoral Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,905,000

Property Type House

Suburb South Yarra

Period - From 01/01/2019

to

31/12/2019

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	6 Palfreyman St SOUTH YARRA 3141	\$1,620,000	27/12/2019
2	50 Garden St SOUTH YARRA 3141	\$1,585,000	14/12/2019
3	1/17 Nicholson St SOUTH YARRA 3141	\$1,520,000	19/10/2019

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:

13/03/2020 12:12



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2019: \$1,905,000

Comparable Properties



6 Palfreyman St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,620,000

Method: Private Sale

Date: 27/12/2019

Property Type: House

Land Size: 132 sqm approx



50 Garden St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

3 3 3

Price: \$1,585,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)



1/17 Nicholson St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,520,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Townhouse (Res)

Land Size: 113 sqm approx