

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

16 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

01/10/2019

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	53 Fawkner St SOUTH YARRA 3141	\$1,461,500	05/10/2019
2	28 Margaret St SOUTH YARRA 3141	\$1,450,000	19/12/2019
3	40 Alexandra St SOUTH YARRA 3141	\$1,430,000	09/11/2019

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:

28/01/2020 16:14



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2019: \$2,100,000

Comparable Properties



53 Fawkner St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,461,500

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)



28 Margaret St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 19/12/2019

Property Type: House



40 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)