

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

17/41 Park Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb South Yarra

Period - From 18/05/2019

to

17/05/2020

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	1505/3 Yarra St SOUTH YARRA 3141	\$455,000	28/03/2020
2	16/48 Cromwell Rd SOUTH YARRA 3141	\$450,000	09/04/2020
3	207/25 Wilson St SOUTH YARRA 3141	\$440,000	07/04/2020

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:

18/05/2020 11:24



1 1 1

Property Type: Flat

Land Size: 1240.418 sqm approx

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

18/05/2019 - 17/05/2020: \$610,000

Comparable Properties



1505/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000

Method: Sale by Tender

Date: 28/03/2020

Rooms: 2

Property Type: Apartment



16/48 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Sale by Tender

Date: 09/04/2020

Property Type: Apartment



207/25 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 07/04/2020

Rooms: 2

Property Type: Apartment