## 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

27 Leopold Street, South Yarra Vic 3141

#### Indicative selling price

Period - From 01/01/2024

For the meaning	of this price see	consumer.vic.go	ov.au/underquoting		
Single price	e \$3,950,000				
Median sale p	rice				
Median price	\$2,275,000	Property Type	House	Suburb	South Yarra

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/12/2024

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

21/01/2025 14:17









Property Type: House Land Size: 305 sqm approx Agent Comments Indicative Selling Price \$3,950,000 Median House Price Year ending December 2024: \$2,275,000

# **Comparable Properties**

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.

Account - RT Edgar | P: 03 9826 1000



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