

# 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

16/5A Powell Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2022

to

30/06/2023

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	3/35-37 Bromby St SOUTH YARRA 3141	\$590,000	29/08/2023
2	22/123 Millswyn St SOUTH YARRA 3141	\$570,000	29/07/2023
3	8/7 Davidson St SOUTH YARRA 3141	\$555,000	19/07/2023

**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:

13/10/2023 11:09



**Rooms:** 4

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



**3/35-37 Bromby St SOUTH YARRA 3141 (REI)** **Agent Comments**



**Price:** \$590,000

**Method:** Sold Before Auction

**Date:** 29/08/2023

**Property Type:** Apartment



**22/123 Millswyn St SOUTH YARRA 3141 (REI)** **Agent Comments**



**Price:** \$570,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Apartment



**8/7 Davidson St SOUTH YARRA 3141 (REI/VG)** **Agent Comments**



**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 19/07/2023

**Property Type:** Unit