Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/4 Powell Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$430,000									
Median sale price										
Median price	\$575,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	101/25 Gertrude St WINDSOR 3181	\$430,000	20/12/2024
2	13/9 The Avenue WINDSOR 3181	\$430,000	08/10/2024
3	5/384 Toorak Rd SOUTH YARRA 3141	\$430,000	30/08/2024

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:

20/01/2025 13:51





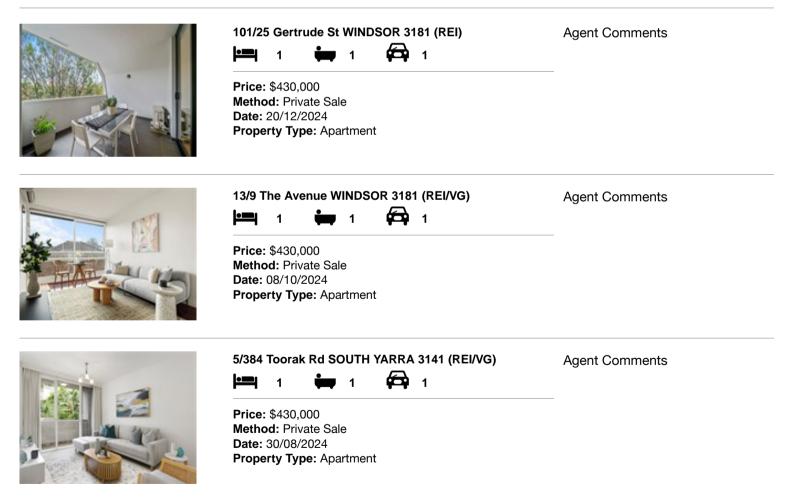




Property Type: Apartment Agent Comments

Indicative Selling Price \$430,000 Median Unit Price Year ending December 2024: \$575,000

Comparable Properties



Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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