

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 47 Fawkner Street, South Yarra Victoria 3141

Indicative selling price

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

Single price N/A or range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,470,000 Property type HOUSE Suburb SOUTH YARRA

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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. 20 Chestnut Street, CREMORNE, 3121	\$1,480,000	01/05/2023
2. 59 Henry Street, South Yarra 3141	\$1,460,000	10/05/2023
3. 39 Clara Street, South Yarra 3141	\$1,484,000	13/05/2023

This Statement of Information was prepared on: Monday 15th May 2023