

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

						S	ection 47	AF o	f the Estate	Age	nts Act 1980
Property offer	ed for s	sale									
Including subu	Address adding suburb and postcode 66 Mason Street, South Yarra Vic 3141										
Indicative sell	ing pric	ce									
For the meaning	of this p	orice see	cons	ume	r.vic.gov.	au/unc	lerquoting				
Single price	e \$1,85	0,000									
Median sale p	rice										
Median price	\$1,872,	500	Hou	se	Х	Unit			Suburb	Sou	th Yarra
Period - From	017	o17 to 30/06/2017				Source	REIV				
Comparable p	roperty	/ sales ((*Del	ete /	A or B b	elow	as applica	able)			
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											
2											
3											
OR									•		
B * The esta	ate agen	nt or ager	nt's re	epres	sentative i	reason	ably believe	es tha	t fewer than t	hree	comparable

properties were sold within two kilometres of the property for sale in the last six months.





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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$1,850,000 **Median House Price** June quarter 2017: \$1,872,500





Rooms:

Property Type: House Land Size: 177 sqm approx

Agent Comments

Comparable Properties



21 Leopold St SOUTH YARRA 3141 (REI)





Price: \$1,800,000 Method: Auction Sale

Date: 23/09/2017 Rooms: 4

Property Type: House (Res) Land Size: 150 sqm approx

Agent Comments



19 Fitzgerald St SOUTH YARRA 3141 (REI)





Price: \$1,627,000 Method: Auction Sale Date: 08/04/2017 Rooms: -

Property Type: House

Agent Comments

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.

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