

## 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

23 Tyrone 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 \$1,350,000

&

\$1,450,000

#### Median sale price

Median price \$2,280,500

House

X

Unit

Suburb South Yarra

Period - From 01/10/2017

to 31/12/2017

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	34 Tyrone St SOUTH YARRA 3141	\$1,450,000	28/10/2017
2	25 Leila St PRAHRAN 3181	\$1,426,000	02/12/2017
3	68 Garden St SOUTH YARRA 3141	\$1,420,000	12/10/2017

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.~~



2   1   0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 186 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2017: \$2,280,500

## Comparable Properties



34 Tyrone St SOUTH YARRA 3141 (REI)

Agent Comments

2   1   1

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 3

**Property Type:** House (Res)



25 Leila St PRAHRAN 3181 (REI)

Agent Comments

2   1   -

**Price:** \$1,426,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)



68 Garden St SOUTH YARRA 3141 (VG)

Agent Comments

2   -   -

**Price:** \$1,420,000

**Method:** Sale

**Date:** 12/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 173 sqm approx