

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	37/15 Copelen Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$562,500	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/04/2019	to	30/06/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	4/5 Northampton PI SOUTH YARRA 3141	\$1,310,000	15/04/2019
2	1004/7 River St SOUTH YARRA 3141	\$1,280,000	19/03/2019
3	2/34 Tivoli Rd SOUTH YARRA 3141	\$1,265,000	22/06/2019

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.

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> **Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median Unit Price** June quarter 2019: \$562,500





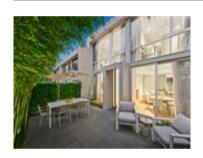


Rooms:

Property Type: Apartment Land Size: 111 sqm approx

Agent Comments

Comparable Properties



4/5 Northampton PI SOUTH YARRA 3141 (REI/VG)







Price: \$1,310,000 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: Townhouse (Single)

1004/7 River St SOUTH YARRA 3141 (REI)

-- 2







Price: \$1,280,000 Method: Private Sale Date: 19/03/2019

Rooms: 5

Property Type: Apartment

Agent Comments

Agent Comments



2/34 Tivoli Rd SOUTH YARRA 3141 (REI)





Price: \$1,265,000 Method: Auction Sale Date: 22/06/2019

Rooms: 4

Property Type: Apartment

Agent Comments

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