

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 24 Portland Place, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,800,000 House X Unit Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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	65 Moore St SOUTH YARRA 3141	\$1,600,000	16/09/2017
2	37 Charles St PRAHRAN 3181	\$1,500,000	06/06/2017
3	67 Wilson St SOUTH YARRA 3141	\$1,460,000	09/09/2017

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.



3
 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 149 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

September quarter 2017: \$1,800,000

Comparable Properties

**65 Moore St SOUTH YARRA 3141 (REI)**

Agent Comments

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Price: \$1,600,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 164 sqm approx

**37 Charles St PRAHRAN 3181 (REI/VG)**

Agent Comments

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Price: \$1,500,000

Method: Private Sale

Date: 06/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 145 sqm approx

**67 Wilson St SOUTH YARRA 3141 (REI)**

Agent Comments

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 1
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Price: \$1,460,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: House (Res)