

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
posicode	

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	Hou	ise 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)

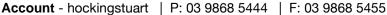
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

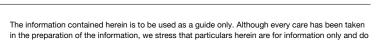
Ad	dress of comparable property	Price	Date of sale
1	65 Moore St SOUTH YARRA 3141	\$1,600,000	16/09/2017
2	37 Charles St PRAHRAN 3181	\$1,500,000	06/06/2017
3	67 Wilson St SOUTH YARRA 3141	\$1,460,000	09/09/2017

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.







not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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 guarter 2017: \$1,800,000

Comparable Properties



65 Moore St SOUTH YARRA 3141 (REI)

—— 3





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)

1 3





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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)

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Price: \$1,460,000 Method: Auction Sale Date: 09/09/2017

Rooms: 3

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments



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