#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,785,000

#### Property offered for sale

Address	17 Albion Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,850,000

#### Median sale price

Median price \$1,915,000	Property Type Hou	use	Suburb South Yarra	
Period - From 21/03/2019	to 20/03/2020	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 9 Leila St PRAHRAN 3181 \$1,951,000 29/02/2020 2 9 Cassell St SOUTH YARRA 3141 \$1,925,000 21/09/2019

## 3 62b Murray St PRAHRAN 3181

**OR** 

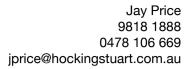
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2020 17:13



15/02/2020





**Indicative Selling Price** \$1,850,000 **Median House Price** 

21/03/2019 - 20/03/2020: \$1,915,000



Property Type: House (Res) Land Size: 263 sqm approx **Agent Comments** 

### Comparable Properties



9 Leila St PRAHRAN 3181 (REI)



Price: \$1,951,000 Method: Auction Sale Date: 29/02/2020

Property Type: House (Res)

**Agent Comments** 



9 Cassell St SOUTH YARRA 3141 (VG)





Price: \$1,925,000 Method: Sale Date: 21/09/2019

Property Type: House (Res) Land Size: 206 sqm approx Agent Comments



62b Murray St PRAHRAN 3181 (REI)





Price: \$1,785,000 Method: Auction Sale Date: 15/02/2020

Property Type: House (Res) Land Size: 314 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



