

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

17 Albion Street, South Yarra Vic 3141

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

House

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	\$1,785,000	15/02/2020

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

Jay Price
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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)

Agent Comments



Price: \$1,951,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)



9 Cassell St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$1,925,000

Method: Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 206 sqm approx



62b Murray St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,785,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 314 sqm approx