

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

1/4-6 POWELL STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

18/77 PARK STREET SOUTH YARRA VIC 3141	\$400,000	07-Jun-22
11/10 AFFLECK STREET SOUTH YARRA VIC 3141	\$412,500	25-Jun-22
1809/3 YARRA STREET SOUTH YARRA VIC 3141	\$385,000	08-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 18 July 2022

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**18/77 PARK STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$400,000** Sold Date **07-Jun-22**

Distance **0.94km**



**11/10 AFFLECK STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$412,500** Sold Date **25-Jun-22**

Distance **0.47km**



**1809/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$385,000** Sold Date **08-Jun-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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