

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 62 Powell Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$2,600,000

Median sale price

Median price \$1,872,500

House X

Suburb South Yarra

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
49 Leopold St SOUTH YARRA 3141	\$2,800,000	13/04/2017
61 Osborne St SOUTH YARRA 3141	\$2,395,000	18/03/2017
27a Nicholson St SOUTH YARRA 3141	\$2,365,000	08/04/2017