

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 10/5a Powell Street, South Yarra, VIC, 3141

## Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

## Median sale price

Median price 604,000 Property type Apartment Suburb South Yarra

Period - From 1/10/2023 to 31/12/2023 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	4/94 Lewisham Road, Prahran, VIC, 3181	\$520,000	29/02/2024
2	8/7 Clowes Street, South Yarra, VIC, 3141	\$531,000	05/02/2024
3	8/103 Osborne Street, South Yarra, VIC, 3141	\$525,000	20/12/2023

## 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: 03/04/2024

Agent

Date

Vendor

Date

Vendor

Date