

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 13/13 Howitt Street, South Yarra

Indicative selling price

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

Range between \$395,000 & \$435,000

Median sale price

Median price \$378,750 Property type Unit Suburb South Yarra
Period - From September 2022 to August 2023 Source Realestate.com.au

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. 4/4-6 Powell Street, South Yarra, Vic 3141	\$420,000	29 Jun 2023
2. 9/12 Walsh Street, South Yarra, Vic 3141	\$415,000	26 Jun 2023
3. 14/393 Toorak Road, South Yarra, Vic 3141	\$440,000	06 May 2023

This Statement of Information was prepared on: 18/09/2023