Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 Powell Street, South Yarra Vic 3141

Indicative selling price

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

Range between	\$2.500.000	&	\$2,700,000
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Median sale price

Median price	\$2,200,000	Pro	perty Type	House		Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	39 Fawkner St SOUTH YARRA 3141	\$2,650,000	27/10/2023
2	13 Alexandra St SOUTH YARRA 3141	\$2,650,000	25/10/2023
3	25 Nicholson St SOUTH YARRA 3141	\$2,600,000	21/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2023 09:18













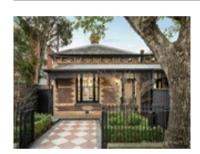
Property Type: House (Res) Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 **Median House Price**

September guarter 2023: \$2,200,000

Comparable Properties



39 Fawkner St SOUTH YARRA 3141 (REI)

=3





Agent Comments

Agent Comments

Price: \$2,650,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res)



13 Alexandra St SOUTH YARRA 3141 (REI)



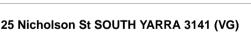


Price: \$2,650,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)









Price: \$2,600,000 Method: Sale Date: 21/07/2023

Property Type: House (Res) Land Size: 197 sqm approx Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400



