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	1C Fulham Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,640,000 Property Type Townhouse Suburb South Yarra

Period - From 23/01/2022 to 22/01/2023 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	1/31-35 Ross St TOORAK 3142	$1,810,000	19/11/2022
2	12/7 Gordon St TOORAK 3142	$1,716,000	10/09/2022
3			

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: 23/01/2023 11:53

1C Fulham Avenue, South Yarra Vic 3141



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1105 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median Townhouse Price
23/01/2022 - 22/01/2023: $1,640,000

Comparable Properties



1/31-35 Ross St TOORAK 3142 (REI)

3 2 2

Price: $1,810,000
Method: Auction Sale
Date: 19/11/2022
Property Type: Townhouse (Res)

Agent Comments



12/7 Gordon St TOORAK 3142 (REI)

3 2 2

Price: $1,716,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Townhouse (Res)

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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