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	8/42 Powell Street, South Yarra Vic 3141

Indicative selling price

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

Range between $410,000 & $451,000

Median sale price

Median price $645,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2020 to 30/06/2021 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	17/58 The Avenue WINDSOR 3181	$450,000	27/07/2021
2	10/32 Donald St PRAHRAN 3181	$412,000	06/07/2021
3	3/158 Toorak Rd.W SOUTH YARRA 3141	$430,000	05/07/2021

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: 29/07/2021 09:15

8/42 Powell Street, South Yarra Vic 3141

Phoebe Hnarakis
9520 9020
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Indicative Selling Price
$410,000 - $451,000
Median Unit Price
Year ending June 2021: $645,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



17/58 The Avenue WINDSOR 3181 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 27/07/2021
Property Type: Apartment

Agent Comments



10/32 Donald St PRAHRAN 3181 (REI)

1 1 1

Price: $412,000
Method: Sold Before Auction
Date: 06/07/2021
Property Type: Apartment

Agent Comments



3/158 Toorak Rd.W SOUTH YARRA 3141 (REI)

1 1 1

Price: $430,000
Method: Private Sale
Date: 05/07/2021
Property Type: Apartment

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.