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: 15 Grosvenor Street, South Yarra Vic 3141

Indicative selling price

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

Range between: $1,400,000 & $1,540,000

Median sale price

Median price: $1,947,500 Property Type: House Suburb: South Yarra

Period - From: 01/01/2020 to: 31/12/2020 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	167 Cubitt St CREMORNE 3121	$1,530,000	01/12/2020
2	233 Williams Rd SOUTH YARRA 3141	$1,495,000	07/10/2020
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: 10/02/2021 11:50

RT Edgar



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Property Type:

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending December 2020: $1,947,500

Comparable Properties



167 Cubitt St CREMORNE 3121 (REI/VG)

3 2 -

Price: $1,530,000
Method: Private Sale
Date: 01/12/2020
Property Type: House (Res)
Land Size: 1 sqm approx

Agent Comments



233 Williams Rd SOUTH YARRA 3141 (REI)

3 2 -

Price: $1,495,000
Method: Private Sale
Date: 07/10/2020
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE

propertydata .com.au

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.