

# 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 Stanley Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,212,500 Property Type House Suburb South Yarra

Period - From 01/07/2019 to 30/09/2019 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	13 Cassell St SOUTH YARRA 3141	\$2,735,000	12/10/2019
2	10 Mcilwrick St WINDSOR 3181	\$2,665,000	26/10/2019
3	12 Fawkner St SOUTH YARRA 3141	\$2,650,000	21/10/2019

**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:

27/11/2019 16:38



 3    2    1

**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

September quarter 2019: \$2,212,500

## Comparable Properties



**13 Cassell St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

 2    2    1

**Price:** \$2,735,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** House (Res)



**10 Mcilwrick St WINDSOR 3181 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$2,665,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 259 sqm approx



**12 Fawkner St SOUTH YARRA 3141 (REI)**

[Agent Comments](#)

 4    3    5

**Price:** \$2,650,000

**Method:** Private Sale

**Date:** 21/10/2019

**Property Type:** House (Res)