## 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

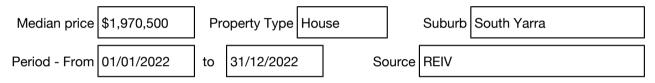
3/29-32 Portland Place, South Yarra Vic 3141

#### Indicative selling price

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Single price \$1,849,000

#### Median sale price



#### 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.

Add	dress of comparable property	Price	Date of sale
1	15 Atkinson CI WINDSOR 3181	\$1,725,000	10/12/2022
2	15b Albion St SOUTH YARRA 3141	\$1,750,000	15/11/2022
3	25 Chambers St SOUTH YARRA 3141	\$1,987,500	10/03/2023

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:

03/04/2023 09:32



3/29-32 Portland Place, South Yarra Vic 3141







Property Type: Townhouse Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$1,849,000 Median House Price Year ending December 2022: \$1,970,500

# **Comparable Properties**



15 Atkinson CI WINDSOR 3181 (REI)



Price: \$1,725,000 Method: Auction Sale Date: 10/12/2022 Property Type: House (Res) Agent Comments



15b Albion St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,750,000 Method: Private Sale Date: 15/11/2022 Property Type: House Land Size: 181 sqm approx



25 Chambers St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$1,987,500 Method: Private Sale Date: 10/03/2023 Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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