

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

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

Single price \$1,849,000

Median sale price

Median price \$1,970,500

Property Type House

Suburb South Yarra

Period - From 01/01/2022

to 31/12/2022

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	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



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



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



15 Atkinson CI WINDSOR 3181 (REI)

Agent Comments

3 2 2

Price: \$1,725,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)



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

Agent Comments

3 2 2

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

3 2 3

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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