

# 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
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### Indicative selling price

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

Range between 

\$1,700,000
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 & 

\$1,800,000
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### Median sale price

Median price 

\$620,000
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 Property Type 

Unit
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 Suburb 

South Yarra
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Period - From 

01/10/2022
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 to 

31/12/2022
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 Source 

REIV
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### 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	12/7 Gordon St TOORAK 3142	\$1,716,000	10/09/2022
2	1c Fulham Av SOUTH YARRA 3141	\$1,725,000	25/02/2023
3	15b Albion St SOUTH YARRA 3141	\$1,750,000	15/11/2022

**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: 

01/03/2023 10:43
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3/29-32 Portland Place, South Yarra Vic 3141

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median Unit Price**

December quarter 2022: \$620,000



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**12/7 Gordon St TOORAK 3142 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,716,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** Townhouse (Res)



**1c Fulham Av SOUTH YARRA 3141 (REI)**

Agent Comments

3   2   2

**Price:** \$1,725,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Townhouse (Single)



**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

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



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