

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 37/15 Copelen Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$562,500 House Unit X Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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	4/5 Northampton PI SOUTH YARRA 3141	\$1,310,000	15/04/2019
2	1004/7 River St SOUTH YARRA 3141	\$1,280,000	19/03/2019
3	2/34 Tivoli Rd SOUTH YARRA 3141	\$1,265,000	22/06/2019

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.

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Rooms:
Property Type: Apartment
Land Size: 111 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties



4/5 Northampton PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 3 2

Price: \$1,310,000
Method: Private Sale
Date: 15/04/2019
Rooms: -
Property Type: Townhouse (Single)



1004/7 River St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,280,000
Method: Private Sale
Date: 19/03/2019
Rooms: 5
Property Type: Apartment



2/34 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$1,265,000
Method: Auction Sale
Date: 22/06/2019
Rooms: 4
Property Type: Apartment