

### 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	3/31 Howitt Street, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$652,000	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

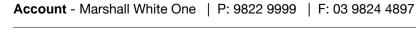
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

1	10/9-11 Barnsbury Rd SOUTH YARRA 3141	\$321,000	07/03/2017
2	28/9-11 Barnsbury Rd SOUTH YARRA 3141	\$319,000	16/05/2017
3	4/10 Highbury Gr PRAHRAN 3181	\$311,000	01/04/2017

#### 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.







Price

Date of sale

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