

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/113 OSBORNE STREET, SOUTH YARRA,**  3  2  2

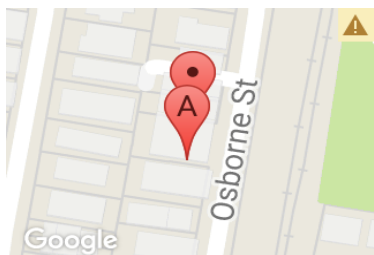
### Indicative Selling Price

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

**Price Range:** **\$1,550,000 to \$1,650,000**

Provided by: Matt Fisher, Hockingstuart Albert Park

## MEDIAN SALE PRICE



**SOUTH YARRA, VIC, 3141**

Suburb Median Sale Price (House)

**\$1,837,500**

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**1/113 OSBORNE ST, SOUTH YARRA, VIC 3141**  3  2  2

Sale Price

**\*\$1,630,000**

Sale Date: 22/08/2017

Distance from Property: 15m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4/113 OSBORNE STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range:

\$1,550,000 to \$1,650,000

Median sale price

Median price

\$1,837,500

House

X

Unit

Suburb

SOUTH YARRA

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

1/113 OSBORNE ST, SOUTH YARRA, VIC 3141

\*\$1,630,000

22/08/2017