

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

28 Margaret Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,702,500

Property Type House

Suburb South Yarra

Period - From 01/10/2018

to 30/09/2019

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	40 Alexandra St SOUTH YARRA 3141	\$1,430,000	09/11/2019
2	23 Mcilwrick St WINDSOR 3181	\$1,410,000	23/08/2019
3	17 Phoenix St SOUTH YARRA 3141	\$1,351,950	23/07/2019

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.~~

This Statement of Information was prepared on:

28/11/2019 07:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2019: \$1,702,500

Comparable Properties



40 Alexandra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,430,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)



23 McIlwrick St WINDSOR 3181 (VG)

Agent Comments



Price: \$1,410,000
Method: Sale
Date: 23/08/2019
Property Type: House (Res)
Land Size: 180 sqm approx



17 Phoenix St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$1,351,950
Method: Sale
Date: 23/07/2019
Property Type: House - Terrace
Land Size: 126 sqm approx