Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 15/37 Margaret Street, South Yarra Vic 3141 |
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| |

Indicative selling price

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

| Range between \$330,000 | & | \$350,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$627,500 | Pro | perty Type | Jnit | | Suburb | South Yarra |
|---------------|------------|-----|------------|------|-------|--------|-------------|
| Period - From | 01/01/2020 | to | 31/12/2020 | S | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---|-----------|--------------|
| 1 | 7/26 Darling St SOUTH YARRA 3141 | \$345,000 | 30/11/2020 |
| 2 | 14/233 Canterbury Rd ST KILDA WEST 3182 | \$340,000 | 09/12/2020 |
| 3 | 15/66 Murray St PRAHRAN 3181 | \$340,000 | 20/11/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

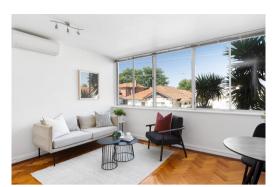
| This Statement of Information was prepared on: | 30/03/2021 11:16 |
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Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$330,000 - \$350,000 Median Unit Price Year ending December 2020: \$627,500





Agent Comments

Comparable Properties



7/26 Darling St SOUTH YARRA 3141 (VG)

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(12)

Price: \$345,000 **Method:** Sale **Date:** 30/11/2020

Property Type: Strata Unit/Flat

Agent Comments



14/233 Canterbury Rd ST KILDA WEST 3182

(VG)

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Price: \$340,000 Method: Sale Date: 09/12/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



15/66 Murray St PRAHRAN 3181 (REI/VG)

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Price: \$340,000 Method: Private Sale Date: 20/11/2020

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



