## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 36A Hardy Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$2,180,000	Pro	operty Type	Hou	ise		Suburb	South Yarra	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	14 Grosvenor St SOUTH YARRA 3141	\$1,500,000	09/10/2024
2	9 Cromwell PI SOUTH YARRA 3141	\$1,410,000	20/08/2024
3	7 Balmoral PI SOUTH YARRA 3141	\$1,480,000	09/08/2024

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.

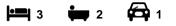
This Statement of Information was prepared on:

17/12/2024 08:59









**Property Type:** Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending September 2024: \$2,180,000

# **Comparable Properties**

14 Grosvenor St SOUTH YARRA 3141 (REI/VG)   1   3 1   2 1   Price: \$1,500,000   Method: Private Sale   Date: 09/10/2024   Property Type: House   Land Size: 190 sqm approx	Agent Comments
9 Cromwell PI SOUTH YARRA 3141 (REI/VG) 3 2 2 1 Price: \$1,410,000 Method: Private Sale Date: 20/08/2024 Property Type: House Land Size: 111 sqm approx	Agent Comments
7 Balmoral PI SOUTH YARRA 3141 (REI/VG)   Image: 1   3 Image: 2   Price: \$1,480,000   Method: Sold Before Auction   Date: 09/08/2024   Property Type: House (Res)   Land Size: 110 sqm approx	Agent Comments

#### Account - The One Real Estate (AU) | P: 03 7007 5707



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