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

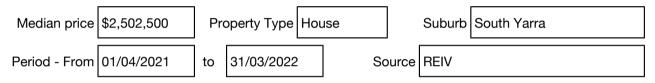
42 Hawksburn Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$2,700,000

Median sale price



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 sixmonths 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	17 Cassell St SOUTH YARRA 3141	\$2,675,000	01/12/2021
2	13a Chambers St SOUTH YARRA 3141	\$2,630,000	25/03/2022
3			

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:

13/05/2022 12:05









Property Type: House Land Size: 260 sqm approx Agent Comments Indicative Selling Price \$2,700,000 Median House Price Year ending March 2022: \$2,502,500

Comparable Properties



17 Cassell St SOUTH YARRA 3141 (REI/VG)

13a Chambers St SOUTH YARRA 3141 (REI)

3

2



Price: \$2,675,000 Method: Private Sale Date: 01/12/2021 Property Type: House Land Size: 246 sqm approx

Agent Comments

Agent Comments



Price: \$2,630,000 Method: Private Sale Date: 25/03/2022 Property Type: House Land Size: 250 sqm approx

3

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.

Account - RT Edgar | P: 03 9826 1000

propertydata



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