

# 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

7/67 Lang 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$645,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2020

to 30/06/2021

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	103/657 Chapel St SOUTH YARRA 3141	\$475,000	04/05/2021
2	8/2 Lawson Gr SOUTH YARRA 3141	\$460,000	31/07/2021
3	3/274a Domain Rd SOUTH YARRA 3141	\$450,000	06/05/2021

**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:

16/08/2021 15:30

7/67 Lang Street, South Yarra Vic 3141



Phoebe Hnarakis

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**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

Year ending June 2021: \$645,000



 1  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**103/657 Chapel St SOUTH YARRA 3141 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$475,000

**Method:** Sale

**Date:** 04/05/2021

**Property Type:** Strata Unit/Flat



**8/2 Lawson Gr SOUTH YARRA 3141 (REI)**

**Agent Comments**

 1  1  -

**Price:** \$460,000

**Method:** Sold Before Auction

**Date:** 31/07/2021

**Property Type:** Unit



**3/274a Domain Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 06/05/2021

**Property Type:** Apartment

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



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