

Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au

## 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

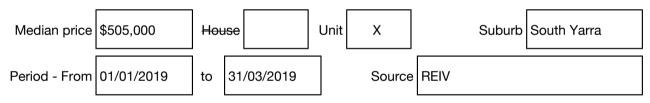
1/1 Lawson Grove, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$250,000

#### 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 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	923/572 St Kilda Rd MELBOURNE 3004	\$250,000	19/04/2019
2	21/145 Canterbury Rd TOORAK 3142	\$249,000	03/04/2019
3	704/32 Bray St SOUTH YARRA 3141	\$230,000	25/02/2019

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 1/1 Lawson Grove, South Yarra Vic 3141

# WE DELIVER ... Biggin Scott

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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$250,000 Median Unit Price March quarter 2019: \$505,000

# **Comparable Properties**



923/572 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$250,000 Method: Private Sale Date: 19/04/2019 Rooms: 3 Property Type: Apartment



21/145 Canterbury Rd TOORAK 3142 (VG)



Price: \$249,000 Method: Sale Date: 03/04/2019 Rooms: -Property Type: Strata Unit/Flat



704/32 Bray St SOUTH YARRA 3141 (VG)

Agent Comments

Agent Comments



Method: Sale Date: 25/02/2019 Rooms: -Property Type: House (Res) Land Size: 1891 sqm approx

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