

## 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<br>Including suburb and<br>postcode | 7 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)

Single price \$1,600,000

#### Median sale price

|               |             |       |            |        |      |        |             |
|---------------|-------------|-------|------------|--------|------|--------|-------------|
| Median price  | \$1,856,000 | House | X          | Unit   |      | Suburb | South Yarra |
| Period - From | 01/01/2017  | to    | 31/12/2017 | 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 | 6 Fitzgerald St SOUTH YARRA 3141 | \$1,640,000 | 11/11/2017   |
| 2 | 81 Wilson St SOUTH YARRA 3141    | \$1,621,000 | 15/01/2018   |
| 3 | 25 Tyrone St SOUTH YARRA 3141    | \$1,595,000 | 03/03/2018   |

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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**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000

**Median House Price**  
Year ending December 2017: \$1,856,000

## Comparable Properties



**6 Fitzgerald St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$1,640,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 217 sqm approx



**81 Wilson St SOUTH YARRA 3141 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,621,000  
**Method:** Sale  
**Date:** 15/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 237 sqm approx



**25 Tyrone St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House (Res)