

# 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

8/67 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 \$440,000 & \$484,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2021 to 31/12/2021 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 | 8/4 Powell St SOUTH YARRA 3141  | \$480,000 | 01/12/2021   |
| 2 | 3/212 Walsh St SOUTH YARRA 3141 | \$470,000 | 27/11/2021   |
| 3 | 30/43 Grandview Gr PRAHRAN 3181 | \$454,000 | 14/12/2021   |

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:

08/02/2022 15:18

James Burne

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**Indicative Selling Price**

\$440,000 - \$484,000

**Median Unit Price**

Year ending December 2021: \$645,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/4 Powell St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 01/12/2021

**Property Type:** Apartment



**3/212 Walsh St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1 1 1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** Apartment



**30/43 Grandview Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$454,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** Apartment