

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

11 Lang Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

South Yarra

Period - From

01/04/2019

to

30/06/2019

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	20 Wrights Tce PRAHRAN 3181	\$1,574,000	14/06/2019
2	33 Palermo St SOUTH YARRA 3141	\$1,556,000	17/08/2019
3	63 Lang St SOUTH YARRA 3141	\$1,550,000	31/07/2019

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.~~

This Statement of Information was prepared on:

18/10/2019 16:05

11 Lang Street, South Yarra Vic 3141



Tom McCarthy
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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000

Median House Price
June quarter 2019: \$1,705,000

Comparable Properties



20 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,574,000
Method: Private Sale
Date: 14/06/2019
Property Type: House



33 Palermo St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,556,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 3
Property Type: House (Res)
Land Size: 250 sqm approx



63 Lang St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$1,550,000
Method: Sale
Date: 31/07/2019
Property Type: House (Res)
Land Size: 221 sqm approx

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



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.