

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

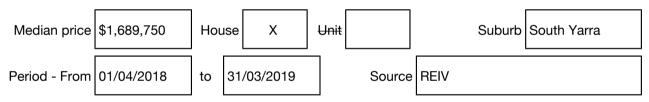
67a Argo Street, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$1,500,000

#### 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	69 Lang St SOUTH YARRA 3141	\$1,495,000	21/01/2019
2	2 Balmoral PI SOUTH YARRA 3141	\$1,480,000	10/12/2018
3	3b Cromwell Rd SOUTH YARRA 3141	\$1,300,000	23/03/2019

#### 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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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.

## WE DELIVER... Biggin Scott

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Rooms: Property Type: Townhouse (Res) Land Size: 535.442016601563 sqm approx Agent Comments Indicative Selling Price \$1,500,000 Median House Price Year ending March 2019: \$1,689,750

## **Comparable Properties**



69 Lang St SOUTH YARRA 3141 (REI/VG)



Price: \$1,495,000 Method: Private Sale Date: 21/01/2019 Rooms: -Property Type: House (Res) Agent Comments



2 Balmoral PI SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,480,000 Method: Sold Before Auction Date: 10/12/2018 Rooms: -Property Type: House (Res) Land Size: 108 sqm approx



3b Cromwell Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Auction Sale Date: 23/03/2019 Rooms: -Property Type: Townhouse (Res)

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