

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,500,000

#### Median sale price

Median price \$1,689,750

House

X

Unit

Suburb South Yarra

Period - From 01/04/2018

to 31/03/2019

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	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.



3 2 1

**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)**

**Agent Comments**

3 2 1

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



**2 Balmoral Pl SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

3 2 1

**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**

3 2 1

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