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	8/2 Hobson Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$320,000
-------------------------	---	-----------

Median sale price

Median price	\$573,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	Sc	urce	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 1 124/2 Hobson St SOUTH YARRA 3141 \$330,000 13/08/2024

	12 1/2 1 10 00011 01 00 0111 17 11 11 11 11 11 11	φοσο,σσσ	10,00,2021
2	209/22 Chatham St PRAHRAN 3181	\$305,000	31/07/2024
3	114/9 Darling St SOUTH YARRA 3141	\$310,000	26/06/2024

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:	17/08/2024 16:05





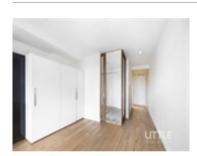




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$300,000 - \$320,000 **Median Unit Price** Year ending June 2024: \$573,000

Comparable Properties



124/2 Hobson St SOUTH YARRA 3141 (REI)

Price: \$330,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment

Agent Comments



209/22 Chatham St PRAHRAN 3181 (REI)

1





Price: \$305,000 Method: Private Sale Date: 31/07/2024

Property Type: Apartment

Agent Comments



114/9 Darling St SOUTH YARRA 3141 (REI/VG) Agent Comments





Price: \$310,000 Method: Private Sale Date: 26/06/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



