

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

121/2 HOBSON STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

16/21 WILSON STREET SOUTH YARRA VIC 3141	940000	18-Jan-22
304/15 CROMWELL ROAD SOUTH YARRA VIC 3141	970000	25-Feb-22
3/264 WILLIAMS ROAD TOORAK VIC 3142	918500	14-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 July 2022

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**16/21 WILSON STREET SOUTH
YARRA VIC 3141**

 2  2  2

Sold Price

940000

Sold Date

18-Jan-22

Distance

-



**304/15 CROMWELL ROAD SOUTH
YARRA VIC 3141**

 2  2  1

Sold Price

970000

Sold Date

25-Feb-22

Distance

0.33km



**3/264 WILLIAMS ROAD TOORAK
VIC 3142**

 2  2  1

Sold Price

918500

Sold Date

14-Feb-22

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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