

# 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

17 Lara 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)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$2,600,000

Property type

House

Suburb

South Yarra

Period - From

01/10/2024

to

31/12/2024

Source

REIV

### Comparable property sales

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
110 Surrey Road, South Yarra	\$1,300,000	11/10/2024
14 Caroline Street, South Yarra	\$1,372,000	17/09/2024
31 Tyrone Street, South Yarra	\$1,375,000	03/08/2024

This Statement of Information was prepared on: 29 January 2025