

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

71 Lang Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb South Yarra

Period - From 01/01/2021

to

31/03/2021

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	80 Lewisham Rd.N PRAHRAN 3181	\$1,815,000	24/02/2021
2	19 Mathoura Rd TOORAK 3142	\$1,810,000	27/03/2021
3	11a Erica St WINDSOR 3181	\$1,700,000	07/11/2020

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:

05/05/2021 10:13



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2021: \$2,295,000

Comparable Properties



80 Lewisham Rd.N PRAHRAN 3181 (REI)

Agent Comments

3 1 1

Price: \$1,815,000

Method: Auction Sale

Date: 24/02/2021

Property Type: House (Res)

Land Size: 270 sqm approx



19 Mathoura Rd TOORAK 3142 (REI)

Agent Comments

2 1 -

Price: \$1,810,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



11a Erica St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$1,700,000

Method: Private Sale

Date: 07/11/2020

Property Type: House