

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

5/1 LAWSON GROVE 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

3/274 DOMAIN ROAD SOUTH YARRA VIC 3141	\$330,000	23-Nov-22
2/4 WITCHWOOD CLOSE SOUTH YARRA VIC 3141	\$300,000	01-Feb-23
13/877-879 PUNT ROAD SOUTH YARRA VIC 3141	\$310,000	20-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 20 May 2023



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**3/274 DOMAIN ROAD SOUTH
YARRA VIC 3141**

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Sold Price **\$330,000** Sold Date **23-Nov-22**

Distance **0.14km**



**2/4 WITCHWOOD CLOSE SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$300,000** Sold Date **01-Feb-23**

Distance **0.27km**



**13/877-879 PUNT ROAD SOUTH
YARRA VIC 3141**

1 - 1

Sold Price **\$310,000** Sold Date **20-Dec-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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