

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

18 Lang Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,872,500

House

X

Unit

Suburb South Yarra

Period - From 01/04/2017

to 30/06/2017

Source REIV

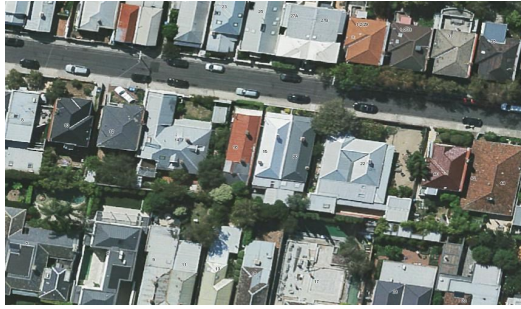
Comparable property sales (*Delete A or B below as applicable)

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	9 Nicholson St SOUTH YARRA 3141	\$1,405,000	22/04/2017
2	11 Barry St SOUTH YARRA 3141	\$1,388,809	30/03/2017
3	49 Argo St SOUTH YARRA 3141	\$1,200,000	20/06/2017

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.



3 1

Rooms:
Property Type:
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
June quarter 2017: \$1,872,500

Comparable Properties



9 Nicholson St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

2 1 -

Price: \$1,405,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 213 sqm approx



11 Barry St SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$1,388,809
Method: Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 293 sqm approx



49 Argo St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 -

Price: \$1,200,000
Method: Private Sale
Date: 20/06/2017
Rooms: 3
Property Type: House (Res)