

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 32 Margaret Street, South Yarra VIC 3141

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,000,000 Property type House Suburb South Yarra

Period - From 01/04/2024 to 30/06/2024 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
31 Tyrone Street, South Yarra VIC 3141	\$1,375,000	03/08/2024
63 Bayview Street, Prahran VIC 3181	\$1,380,000	22/06/2024
39 Osborne Street, South Yarra VIC 3141	\$1,395,000	15/06/2024

This Statement of Information was prepared on: 03 August 2024