

# 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

217/2 Hobson 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 \$420,000 & \$460,000

### Median sale price

Median price \$627,500 Property Type Unit Suburb South Yarra

Period - From 01/01/2020 to 31/12/2020 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	206/9 Darling St SOUTH YARRA 3141	\$475,000	02/10/2020
2	509/1 Clara St SOUTH YARRA 3141	\$445,000	14/12/2020
3	7/2 King St PRAHRAN 3181	\$430,000	17/11/2020

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:

19/03/2021 12:02

James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

Year ending December 2020: \$627,500



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**206/9 Darling St SOUTH YARRA 3141 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$475,000

**Method:** Sold Before Auction

**Date:** 02/10/2020

**Property Type:** Apartment



**509/1 Clara St SOUTH YARRA 3141 (VG)**

**Agent Comments**

1 - -

**Price:** \$445,000

**Method:** Sale

**Date:** 14/12/2020

**Property Type:** Strata Unit/Flat



**7/2 King St PRAHRAN 3181 (VG)**

**Agent Comments**

1 - -

**Price:** \$430,000

**Method:** Sale

**Date:** 17/11/2020

**Property Type:** Strata Unit/Flat