

# 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

1 Macfarlan Lane, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,980,000

### Median sale price

Median price

\$2,233,000

Property Type

House

Suburb

South Yarra

Period - From

01/04/2023

to

31/03/2024

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	6 Macfarlan La SOUTH YARRA 3141	\$2,020,000	16/03/2024
2			
3			

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:

15/04/2024 16:39

1 Macfarlan Lane, South Yarra Vic 3141

WHITEFOX

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**Indicative Selling Price**

\$1,980,000

**Median House Price**

Year ending March 2024: \$2,233,000



3 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



6 Macfarlan La SOUTH YARRA 3141 (REI)

Agent Comments

3 2 2

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

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.

Account - Whitefox Real Estate | P: 96459699



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