

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

9/1 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

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2021

to

31 Mar 2022

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

4/4 WITCHWOOD CLOSE SOUTH YARRA VIC 3141	\$338,500	25-Feb-22
108/9 DARLING STREET SOUTH YARRA VIC 3141	\$355,000	01-Apr-22
908/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$325,000	05-Apr-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.

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4/4 WITCHWOOD CLOSE SOUTH YARRA VIC 3141

1 1 1

Sold Price

^{RS} **\$338,500** ^{UN}

Sold Date **25-Feb-22**

Distance **0.27km**



108/9 DARLING STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price

^{RS} **\$355,000** ^{UN}

Sold Date **01-Apr-22**

Distance **0.48km**



908/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141

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Sold Price

^{RS} **\$325,000**

Sold Date **05-Apr-22**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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