

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

1/28 Arthur Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,100,000 Property Type House Suburb South Yarra

Period - From 01/07/2020 to 30/09/2020 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	22/261 Domain Rd SOUTH YARRA 3141	\$1,425,000	17/06/2020
2	302/1 Roy St MELBOURNE 3004	\$1,424,000	13/07/2020
3	47 Clarke St PRAHRAN 3181	\$1,422,000	19/06/2020

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:

27/10/2020 00:52



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  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2020: \$2,100,000

Comparable Properties



22/261 Domain Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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  2

Price: \$1,425,000

Method: Sale by Tender

Date: 17/06/2020

Property Type: Apartment



302/1 Roy St MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$1,424,000

Method: Private Sale

Date: 13/07/2020

Property Type: Apartment



47 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,422,000

Method: Sold Before Auction

Date: 19/06/2020

Property Type: House (Res)

Land Size: 199 sqm approx