

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

18 Margaret Street 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,885,000

Property type

House

Suburb

South Yarra

Period-from

01 Oct 2019

to

30 Sep 2020

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

21 Hardy Street South Yarra VIC 3141	\$1,630,000	13-Jun-20
77 Moore Street South Yarra VIC 3141	\$1,302,500	20-Jun-20
6 Phoenix Street South Yarra VIC 3141	\$1,400,000	25-May-20

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.~~

This Statement of Information was prepared on: 06 October 2020



21 Hardy Street South Yarra VIC 3141

3 1 2

Sold Price

\$1,630,000

Sold Date

13-Jun-20

Distance

0.18km

Notes from your agent

Has car park
Larger block
Only 1 bathroom
Same age



77 Moore Street South Yarra VIC 3141

3 1 -

Sold Price

\$1,302,500

Sold Date

20-Jun-20

Distance

0.34km

Notes from your agent

Similar era
Only 1 bathroom
Smaller block



6 Phoenix Street South Yarra VIC 3141

3 1 -

Sold Price

\$1,400,000

Sold Date

25-May-20

Distance

0.44km

Notes from your agent

Same age
Similar size block
Only 1 bathroom

RS = Recent sale

UN = Undisclosed Sale

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5 Murray Street Prahran VIC 3181

Sold Price

\$1,566,000

Sold Date **05-May-20**



3



1



1

Distance

1.11km

Notes from your agent

Similar age
Slightly larger block
Only 1 bathroom
Different postcode

RS = Recent sale

UN = Undisclosed Sale

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