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	Prop	erty type		House	Suburb	South Yarra
Period-from	01 Oct 2019	to	30 Sep 2	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



consumer.vic.gov.au





21 Hardy Street South Yarra VIC 3141

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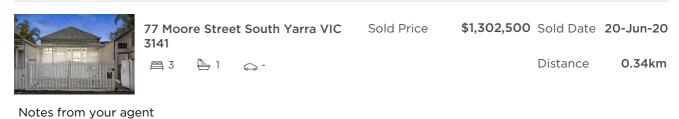
昌 3

Sold Price \$1,630,000 Sold Date 13-Jun-20

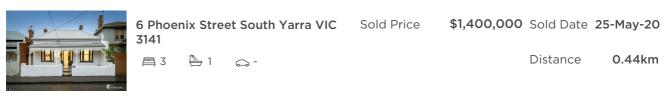
Distance 0.18km

Notes from your agent

Has car park Larger block Only 1 bathroom Same age



Similar era Only 1 bathroom Smaller block



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

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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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