

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

7 Hardy Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb South Yarra

Period - From 01/07/2020

to 30/06/2021

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	56 Moore St SOUTH YARRA 3141	\$2,000,000	11/07/2021
2	7 Cunningham St SOUTH YARRA 3141	\$1,955,000	31/07/2021
3	235 Williams Rd SOUTH YARRA 3141	\$1,665,000	19/08/2021

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:

11/10/2021 16:01



 2
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,795,000

Median House Price

Year ending June 2021: \$2,050,000

Comparable Properties



56 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

 3
  2
  1

Price: \$2,000,000

Method: Sold Before Auction

Date: 11/07/2021

Property Type: House (Res)



7 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,955,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 202 sqm approx



235 Williams Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

 3
  1
  -

Price: \$1,665,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: House (Res)

Land Size: 127 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897