Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Hardy Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	I/underquo	ting				
Single pric	e \$1,795,000									
Median sale price										
Median price	\$2,050,000	Pro	operty Type	Ηοι	lse		Suburb	South Yarra		
Period - From	01/07/2020	to	30/06/2021		Sc	ource	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.

Ado	dress 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

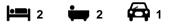
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/10/2021 16:01







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) **D** 1



Price: \$2,000,000 Method: Sold Before Auction Date: 11/07/2021 Property Type: House (Res)

Agent Comments



7 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments



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



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





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