

## 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

13 Hobson Street, South Yarra Vic 3141
--

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	8 Cunningham St SOUTH YARRA 3141	\$1,900,000	23/03/2019
2	70 Wilson St SOUTH YARRA 3141	\$1,850,000	11/04/2019
3	11 Davis Av SOUTH YARRA 3141	\$1,710,000	11/05/2019

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.



 3    1   

**Rooms:**  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000 - \$1,850,000  
**Median House Price**  
 Year ending June 2019: \$1,665,000

## Comparable Properties



**8 Cunningham St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 290 sqm approx



**70 Wilson St SOUTH YARRA 3141 (VG)**

Agent Comments

 3    -    -

**Price:** \$1,850,000  
**Method:** Sale  
**Date:** 11/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 152 sqm approx



**11 Davis Av SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 216 sqm approx