

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

43 Barry Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

South Yarra

Period - From

01/04/2019

to

30/06/2019

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	71 Greville St PRAHRAN 3181	\$1,717,000	07/09/2019
2	11 Davis Av SOUTH YARRA 3141	\$1,710,000	11/05/2019
3	13 Hardy St SOUTH YARRA 3141	\$1,705,000	29/06/2019

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.~~

This Statement of Information was prepared on:

15/10/2019 14:54



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000

Median House Price

June quarter 2019: \$1,705,000

Comparable Properties



71 Greville St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,717,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 238 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

Property Type: House (Res)

Land Size: 216 sqm approx



13 Hardy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 1 1

Price: \$1,705,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 239 sqm approx