## 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 43 Barry Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,750,000									
Median sale price										
Median price	\$1,705,000	Pro	Property Type House			Suburb	South Yarra			
Period - From	01/04/2019	to	30/06/2019		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.

Ade	dress 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 comparableproperties 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









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) •**•** 3

Price: \$1,717,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res) Land Size: 238 sqm approx

Agent Comments

Agent Comments



Price: \$1,710,000 Method: Auction Sale Date: 11/05/2019 Property Type: House (Res)

Land Size: 216 sqm approx

**-** 3



13 Hardy St SOUTH YARRA 3141 (REI/VG)

11 Davis Av SOUTH YARRA 3141 (REI/VG)

**6** 1



Agent Comments

Price: \$1,705,000 Method: Auction Sale Date: 29/06/2019 Property Type: House (Res) Land Size: 239 sqm approx

Account - Jellis Craig | P: 03 9864 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.