

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

131 Surrey Road North, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,200,000

 &

\$1,300,000

Median sale price

Median price

\$2,200,000

 Property Type

House

 Suburb

South Yarra

Period - From

01/07/2023

 to

30/09/2023

 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	38 Hardy St SOUTH YARRA 3141	\$1,355,000	02/09/2023
2	24 Fulton St ARMADALE 3143	\$1,315,000	14/09/2023
3	14a Clara St SOUTH YARRA 3141	\$1,275,000	23/06/2023

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:

24/10/2023 17:41



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2023: \$2,200,000

Comparable Properties



38 Hardy St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,355,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 122 sqm approx



24 Fulton St ARMADALE 3143 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,315,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Land Size: 112 sqm approx



14a Clara St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,275,000

Method: Sold Before Auction

Date: 23/06/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000