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

14 Hyland Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,500,000		&		\$2,750,000				
Median sale p	rice								
Median price	\$2,275,000	Pro	operty Type	Hous	se		Suburb	South Yarra	
Period - From	01/01/2024	to	31/03/2024		So	urce	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	24 Tivoli Rd SOUTH YARRA 3141	\$2,900,000	06/03/2024
2	25 Powell St SOUTH YARRA 3141	\$2,680,000	07/03/2024
3	27a Palermo St SOUTH YARRA 3141	\$2,520,000	05/03/2024

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:

01/05/2024 09:38



BigginScott





Property Type: House (Res) Land Size: 195 sqm approx Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 **Median House Price** March quarter 2024: \$2,275,000

Comparable Properties



24 Tivoli Rd SOUTH YARRA 3141 (REI) 2 2



Price: \$2,900,000 Method: Private Sale Date: 06/03/2024 Property Type: House (Res) Land Size: 273 sqm approx

Agent Comments

25 Powell St SOUTH YARRA 3141 (REI/VG)

2

2

Agent Comments



Price: \$2,680,000 Method: Private Sale Date: 07/03/2024 Property Type: House Land Size: 236 sqm approx

3



27a Palermo St SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$2,520,000 Method: Private Sale Date: 05/03/2024 Property Type: House

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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