

# 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 2/16a Macfarlan Lane, 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 \$1,700,000 & \$1,850,000

### Median sale price

Median price \$2,275,000 Property Type House Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	30 Phoenix St SOUTH YARRA 3141	\$1,850,000	17/03/2024
2	14 Alexandra St SOUTH YARRA 3141	\$1,795,000	23/03/2024
3	4/29 Kensington Rd SOUTH YARRA 3141	\$1,700,000	09/02/2024

**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: 15/04/2024 10:41



3   2   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

March quarter 2024: \$2,275,000

## Comparable Properties



**30 Phoenix St SOUTH YARRA 3141 (REI)**

Agent Comments

3   2   2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 17/03/2024

**Property Type:** House



**14 Alexandra St SOUTH YARRA 3141 (REI)**

Agent Comments

3   2   1

**Price:** \$1,795,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)



**4/29 Kensington Rd SOUTH YARRA 3141 (REI)**

Agent Comments

3   2   2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** House

Account - Jellis Craig | P: 03 9864 5000