

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

228/2 Hobson Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

South Yarra

Period - From

27/11/2022

to

26/11/2023

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	210/201 High St PRAHRAN 3181	\$390,000	06/09/2023
2	412/31 Grattan St PRAHRAN 3181	\$386,500	26/09/2023
3	216/270 High St WINDSOR 3181	\$375,000	07/10/2023

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:

27/11/2023 19:42



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$389,000

Median Unit Price

27/11/2022 - 26/11/2023: \$590,000

Comparable Properties



210/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment



412/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$386,500

Method: Private Sale

Date: 26/09/2023

Property Type: Apartment



216/270 High St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Sold Before Auction

Date: 07/10/2023

Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455