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

26 Albion Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,275,000	Pro	operty Type	ty Type House		se		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15 Thomas PI PRAHRAN 3181	\$2,115,000	19/11/2023
2	6 Macfarlan La SOUTH YARRA 3141	\$2,020,000	16/03/2024
3			

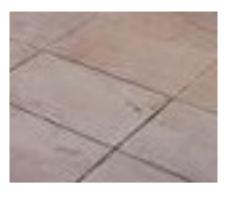
OR

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:

30/04/2024 15:30







Rooms: 4 Property Type: House Land Size: 198 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2024: \$2,275,000

Comparable Properties



15 Thomas PI PRAHRAN 3181 (REI/VG)



Price: \$2,115,000 Method: Private Sale Date: 19/11/2023 Property Type: House Land Size: 150 sqm approx

Agent Comments

6 Macfarlan La SOUTH YARRA 3141 (REI)

Agent Comments

Price: \$2,020,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)

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.

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