

# 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

30 Phoenix Street, 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)

Single price

\$1,950,000

### Median sale price

Median price

\$2,388,000

Property Type

House

Suburb

South Yarra

Period - From

01/10/2023

to

31/12/2023

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 | 12 Park Rd PRAHRAN 3181        | \$1,960,000 | 25/10/2023   |
| 2 | 13 Lara St SOUTH YARRA 3141    | \$1,910,000 | 19/10/2023   |
| 3 | 42 Hardy St SOUTH YARRA 3141   | \$1,850,000 | 16/08/2023   |




**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:

07/02/2024 18:09



   Lock  
up  
garage  
3                      2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 137 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000  
**Median House Price**  
December quarter 2023: \$2,388,000

## Comparable Properties



**12 Park Rd PRAHRAN 3181 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,960,000  
**Method:** Sold Before Auction  
**Date:** 25/10/2023  
**Property Type:** Townhouse (Res)



**13 Lara St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,910,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House  
**Land Size:** 174 sqm approx



**42 Hardy St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

 3    2    1

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 16/08/2023  
**Property Type:** House  
**Land Size:** 100 sqm approx

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