Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	30 Phoenix Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$2	2,388,000	Pro	perty Type	House		Suburb	South Yarra
Period - From 0	1/10/2023	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

Address of comparable property		1 1100	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



Date of sale







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)





Price: \$1,960,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Townhouse (Res)

Agent Comments



13 Lara St SOUTH YARRA 3141 (REI/VG)





Price: \$1,910,000 Method: Private Sale Date: 19/10/2023 Property Type: House

Land Size: 174 sqm approx

Agent Comments



42 Hardy St SOUTH YARRA 3141 (REI/VG)



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

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





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