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

38 Argo Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	n \$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	19 Balmoral St SOUTH YARRA 3141	\$1,140,000	22/07/2023
2	103 Surrey Rd.N SOUTH YARRA 3141	\$1,255,000	10/04/2023
3	14a Clara St SOUTH YARRA 3141	\$1,275,000	23/06/2023

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:

26/09/2023 15:02



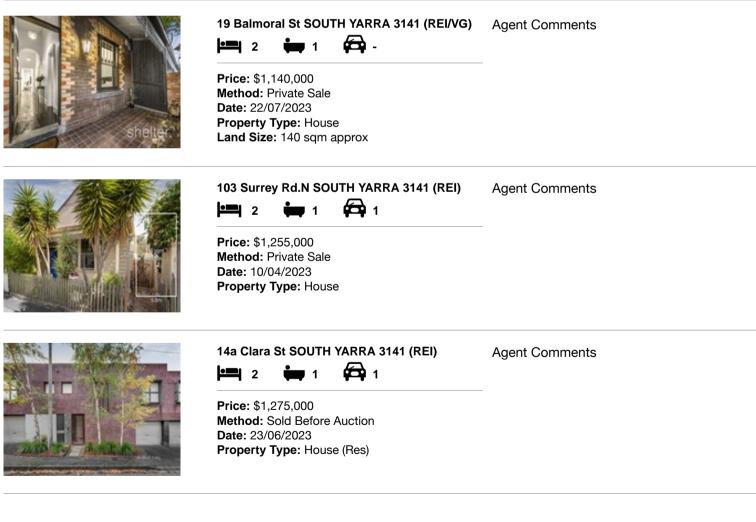






Property Type: House (Res) **Land Size:** 112 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price June quarter 2023: \$591,000

Comparable Properties



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





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