

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	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



19 Balmoral St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 22/07/2023

Property Type: House

Land Size: 140 sqm approx



103 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,255,000

Method: Private Sale

Date: 10/04/2023

Property Type: House



14a Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,275,000

Method: Sold Before Auction

Date: 23/06/2023

Property Type: House (Res)

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