

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

42 Tyrone Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$2,236,500

Property Type House

Suburb South Yarra

Period - From 01/10/2022

to 30/09/2023

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	38 Hardy St SOUTH YARRA 3141	\$1,355,000	02/09/2023
2	113 Surrey Rd.N SOUTH YARRA 3141	\$1,351,000	01/07/2023
3	10 Moore St SOUTH YARRA 3141	\$1,350,000	01/05/2023

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:

17/10/2023 16:11



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending September 2023: \$2,236,500

Comparable Properties



38 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,355,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



113 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,351,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)



10 Moore St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 01/05/2023

Property Type: House (Res)

Land Size: 155 sqm approx

Account - Jellis Craig | P: 03 9428 3333