

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 48 ARGO STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$2,280,000 Property type House Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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
71 Caroline Street, South Yarra	\$2,150,000	22/05/2024
62 Oban Street, South Yarra	\$1,840,000	11/05/2024
41 Charles Street, Prahran	\$2,050,000	25/01/2024

This Statement of Information was prepared on: 11 June 2024