

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 55 Fawkner Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,325,000 Property Type House Suburb South Yarra

Period - From 26/07/2022 to 25/07/2023 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	43 Hardy St SOUTH YARRA 3141	\$1,659,750	09/07/2023
2	143 Surrey Rd.N SOUTH YARRA 3141	\$1,595,000	03/06/2023
3	3 Phoenix St SOUTH YARRA 3141	\$1,550,000	06/07/2023

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: 26/07/2023 10:47



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Property Type: House (Res)

Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

26/07/2022 - 25/07/2023: \$2,325,000

Comparable Properties



43 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,659,750

Method: Sold Before Auction

Date: 09/07/2023

Property Type: House



143 Surrey Rd.N SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,595,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House

Land Size: 229 sqm approx



3 Phoenix St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,550,000

Method: Private Sale

Date: 06/07/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999