## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 62 Oban Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$2,233,000	Pro	operty Type	Hou	se		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	52 Motherwell St SOUTH YARRA 3141	\$2,180,000	09/12/2023
2	33 Canterbury Rd TOORAK 3142	\$1,850,000	14/12/2023
3	37 Hawksburn Rd SOUTH YARRA 3141	\$1,760,000	28/10/2023

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:

16/04/2024 10:38





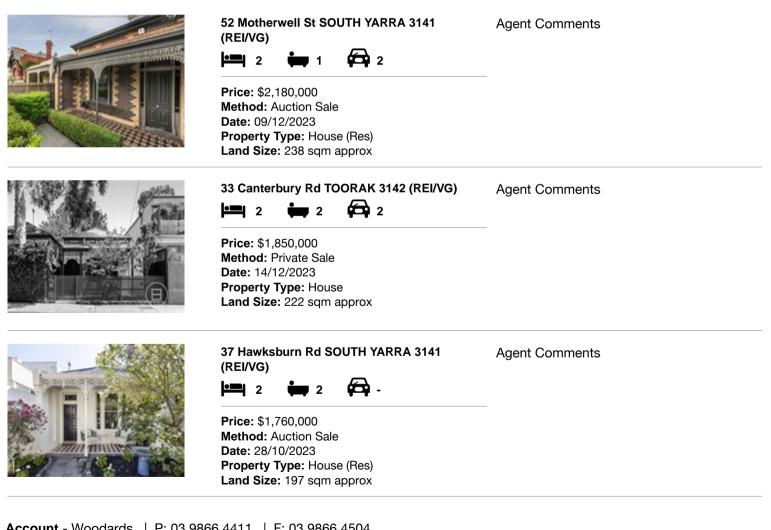




Property Type: House - Terrace Land Size: 205 sqm approx Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,870,000 Median House Price Year ending March 2024: \$2,233,000

# **Comparable Properties**



#### Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



propertydata

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