

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

66a Fawkner Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	42 Tyrone St SOUTH YARRA 3141	\$1,300,000	04/11/2023
3	20 Hardy St SOUTH YARRA 3141	\$1,297,500	09/12/2023

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:

03/02/2024 10:15



Property Type: House (Previously Occupied - Detached)
Land Size: 123 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2023: \$2,388,000

Comparable Properties



38 Hardy St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,355,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 122 sqm approx



42 Tyrone St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 04/11/2023
Property Type: House (Res)
Land Size: 155 sqm approx



20 Hardy St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,297,500
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 172 sqm approx

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