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 70 Oban Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing				
Range betweer	n \$1,850,000		&		\$2,035,000					
Median sale price										
Median price	\$2,225,000	Property Type Ho		Hou	ouse		Suburb	South Yarra		
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	8 Mt Pleasant Gr ARMADALE 3143	\$2,087,500	29/07/2023
2	15 Perth St PRAHRAN 3181	\$2,050,000	03/06/2023
3	42 Westbourne St PRAHRAN 3181	\$1,845,000	03/06/2023

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:

16/08/2023 14:47



BigginScott^{*}

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Property Type: House Agent Comments

Indicative Selling Price \$1,850,000 - \$2,035,000 Median House Price Year ending June 2023: \$2,225,000

Comparable Properties



8 Mt Pleasant Gr ARMADALE 3143 (REI)

Price: \$2,087,500 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res)

Agent Comments

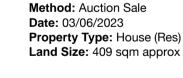
Located in Armadale, similar accommodation, smaller block size

6 / Ba 1	a free

Price: \$2,050,000

42 Westbourne St PRAHRAN 3181 (REI)

15 Perth St PRAHRAN 3181 (REI)



2 2

Agent Comments Larger block size, similar condition



Price: \$1,845,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 232 sqm approx Agent Comments

Located within 1km, smaller block size

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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