

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

70 Oban Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$2,225,000 Property Type House Suburb South Yarra

Period - From 01/07/2022 to 30/06/2023 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	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



 3
  2
  3

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)

 3
  1
  -

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



15 Perth St PRAHRAN 3181 (REI)

 4
  1
  1

Price: \$2,050,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 409 sqm approx

Agent Comments

Larger block size, similar condition



42 Westbourne St PRAHRAN 3181 (REI)

 2
  2
  1

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