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	29 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,712,500 Property Type House Suburb South Yarra

Period - From 01/07/2021 to 30/09/2021 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	118 Surrey Rd.N SOUTH YARRA 3141	$1,620,000	26/06/2021
2	49 Moore St SOUTH YARRA 3141	$1,610,000	05/12/2021
3	368 Punt Rd SOUTH YARRA 3141	$1,502,000	20/11/2021

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: 20/12/2021 14:38

29 Albion Street, South Yarra Vic 3141



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2021: $2,712,500

Comparable Properties



118 Surrey Rd.N SOUTH YARRA 3141 (REI)

3 2 -

Price: $1,620,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments



49 Moore St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,610,000
Method: Private Sale
Date: 05/12/2021
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments



368 Punt Rd SOUTH YARRA 3141 (REI)

3 1 1

Price: $1,502,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 238 sqm approx

Agent Comments

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

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