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<br>Including suburb and postcode | 11/37 Fawkner Street, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $359,000

## Median sale price

Median price $633,750 Property Type Unit Suburb South Yarra

Period - From 16/11/2020 to 15/11/2021 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 | 9/29 Greville St PRAHRAN 3181 | $355,000 | 17/08/2021 |
| 2 | 10/30-32 Tivoli Rd SOUTH YARRA 3141 | $350,000 | 01/09/2021 |
| 3 | 1/34 Mathoura Rd TOORAK 3142 | $350,000 | 01/09/2021 |

**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: 16/11/2021 12:37

# 11/37 Fawkner Street, South Yarra Vic 3141



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$359,000
**Median Unit Price**
16/11/2020 - 15/11/2021: $633,750

## Comparable Properties



**9/29 Greville St PRAHRAN 3181 (REI/VG)**

1 1 1

**Price:** $355,000
**Method:** Private Sale
**Date:** 17/08/2021
**Property Type:** Apartment

Agent Comments



**10/30-32 Tivoli Rd SOUTH YARRA 3141 (REI)**

1 1 1

**Price:** $350,000
**Method:** Sold Before Auction
**Date:** 01/09/2021
**Property Type:** Apartment

Agent Comments



**1/34 Mathoura Rd TOORAK 3142 (REI)**

1 1 1

**Price:** $350,000
**Method:** Private Sale
**Date:** 01/09/2021
**Property Type:** Apartment

Agent Comments

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

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