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	28 Albion Street, South Yarra Vic 3141

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,940,000 Property Type House Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	51 Bayview St PRAHRAN 3181	$1,350,000	24/08/2022
2	11 Hardy St SOUTH YARRA 3141	$1,325,000	29/09/2022
3	72 Bendigo St PRAHRAN 3181	$1,300,000	03/12/2022

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: 19/02/2023 21:43

28 Albion Street, South Yarra Vic 3141



2 | 1 | 2 Free Parking permits

Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
December quarter 2022: $1,940,000

Comparable Properties



51 Bayview St PRAHRAN 3181 (REI/VG)

2 | 1 | -

Price: $1,350,000
Method: Private Sale
Date: 24/08/2022
Property Type: House
Land Size: 126 sqm approx

Agent Comments



11 Hardy St SOUTH YARRA 3141 (REI/VG)

2 | 1 | -

Price: $1,325,000
Method: Private Sale
Date: 29/09/2022
Property Type: House
Land Size: 128 sqm approx

Agent Comments



72 Bendigo St PRAHRAN 3181 (REI)

2 | 1 | -

Price: $1,300,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

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

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