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	3/15 Hyland Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,230,000 & $1,320,000

Median sale price

Median price $2,142,500 Property Type House Suburb South Yarra

Period - From 01/10/2020 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	11 Somerset St ST KILDA 3182	$1,260,000	27/05/2021
2	14/17 Como Av SOUTH YARRA 3141	$1,250,000	26/08/2021
3			

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: 03/11/2021 09:57



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$1,230,000 - $1,320,000
Median House Price
Year ending September 2021: $2,142,500

Comparable Properties



11 Somerset St ST KILDA 3182 (REI/VG)

2 2 1

Agent Comments

Price: $1,260,000
Method: Auction Sale
Date: 27/05/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 121 sqm approx

14/17 Como Av SOUTH YARRA 3141 (VG)

2 - -

Agent Comments

Price: $1,250,000
Method: Sale
Date: 26/08/2021
Property Type: Flat/Unit/Apartment (Res)

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.

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

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