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	112/2 Hobson Street, South Yarra Vic 3141

Indicative selling price

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

Range between $530,000 & $583,000

Median sale price

Median price $637,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2019 to 30/09/2020 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	122/87 High St PRAHRAN 3181	$575,000	15/07/2020
2	306/519-539 St Kilda Rd MELBOURNE 3004	$569,000	13/10/2020
3	102/35 Simmons St SOUTH YARRA 3141	$550,000	15/06/2020

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: 27/11/2020 08:59

112/2 Hobson Street, South Yarra Vic 3141

Tom McCarthy
0418 326 897
tmccarthy@bigginscott.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $583,000
Median Unit Price
Year ending September 2020: $637,750

Comparable Properties



122/87 High St PRAHRAN 3181 (REI/VG)

2 2 1

Price: $575,000
Method: Private Sale
Date: 15/07/2020
Property Type: Apartment

Agent Comments



306/519-539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $569,000
Method: Private Sale
Date: 13/10/2020
Property Type: Apartment

Agent Comments



102/35 Simmons St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $550,000
Method: Private Sale
Date: 15/06/2020
Property Type: Apartment

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.