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	65 Argo Street, South Yarra Vic 3141

Indicative selling price

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

Single price $2,550,000

Median sale price

Median price $1,970,500 Property Type House Suburb South Yarra

Period - From 01/01/2022 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	8 Argo St SOUTH YARRA 3141	$2,900,000	27/01/2023
2	56 Hawksburn Rd SOUTH YARRA 3141	$2,530,000	09/10/2022
3	6 Fairbairn Rd TOORAK 3142	$2,350,000	03/11/2022

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: 04/03/2023 20:43

65 Argo Street, South Yarra Vic 3141



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,550,000
Median House Price
Year ending December 2022: $1,970,500

Comparable Properties



8 Argo St SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,900,000
Method: Private Sale
Date: 27/01/2023
Property Type: House
Land Size: 195 sqm approx

Agent Comments



56 Hawksburn Rd SOUTH YARRA 3141 (REI/VG)

3 3 -

Price: $2,530,000
Method: Sold Before Auction
Date: 09/10/2022
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



6 Fairbairn Rd TOORAK 3142 (REI)

4 2 2

Price: $2,350,000
Method: Private Sale
Date: 03/11/2022
Property Type: House (Res)

Agent Comments

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

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