

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

7 Cunningham Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,295,000 Property Type House Suburb South Yarra

Period - From 01/01/2021 to 31/03/2021 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	17 Lara St SOUTH YARRA 3141	\$1,526,000	05/06/2021
2	31 Aberdeen Rd PRAHRAN 3181	\$1,675,000	14/05/2021
3	4 Latrobe St WINDSOR 3181	\$1,530,000	06/02/2021

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: 06/07/2021 12:15



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Property Type: House
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2021: \$2,295,000

Comparable Properties



17 Lara St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,526,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)



31 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,675,000
Method: Private Sale
Date: 14/05/2021
Property Type: House (Res)



4 Latrobe St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,530,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 168 sqm approx