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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	118/2 Hobson Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$420,000	&	\$450,000
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Median sale price

Median price	\$608,000	Hou	se	Unit	Х		Suburb	South Yarra
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

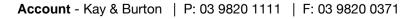
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	111/1 Clara St SOUTH YARRA 3141	\$445,500	12/02/2018
2	202/9 Commercial Rd MELBOURNE 3000	\$441,500	06/02/2018
3	304/36 Porter St PRAHRAN 3181	\$420,000	15/09/2017

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.







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