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

60 Argo Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,945,000	Pro	operty Type	Hou	se		Suburb	South Yarra
Period - From	22/05/2019	to	21/05/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	15/12 Copelen St SOUTH YARRA 3141	\$1,620,000	02/12/2019
2	61 York St PRAHRAN 3181	\$1,510,000	07/12/2019
3	20 Grosvenor St SOUTH YARRA 3141	\$1,505,000	07/12/2019

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:

22/05/2020 18:06



KAY&BURTON





Property Type: Other (Res) Agent Comments Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price 22/05/2019 - 21/05/2020: \$1,945,000

Comparable Properties





15/12 Copelen St SOUTH YARRA 3141 (REI/VG)



Price: \$1,620,000 Method: Private Sale Date: 02/12/2019 Rooms: 5 Property Type: Townhouse (Res)

61 York St PRAHRAN 3181 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 07/12/2019 Rooms: 4 Property Type: Townhouse (Res) Land Size: 172 sqm approx



20 Grosvenor St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,505,000 Method: Auction Sale Date: 07/12/2019 Property Type: Townhouse (Res) Land Size: 146 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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.