

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,945,000 Property Type House Suburb South Yarra

Period - From 22/05/2019 to 21/05/2020 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	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



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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)

Agent Comments

3 2 2

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

2 2 2

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

2 2 1

Price: \$1,505,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)

Land Size: 146 sqm approx