

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

301/40 ADAMS STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$4,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

301/40 ADAMS STREET SOUTH YARRA VIC 3141	\$2,970,000	26-Aug-23
4/112-120 WALSH STREET SOUTH YARRA VIC 3141	\$2,850,000	20-Oct-23
621/499 ST KILDA ROAD MELBOURNE VIC 3004	\$2,750,000	21-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 02 July 2024



**301/40 ADAMS STREET SOUTH
YARRA VIC 3141**

3 2 2

Sold Price **\$2,970,000** Sold Date **26-Aug-23**

Distance **0km**



**4/112-120 WALSH STREET SOUTH
YARRA VIC 3141**

3 2 2

Sold Price **\$2,850,000** Sold Date **20-Oct-23**

Distance **0.69km**



**621/499 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$2,750,000** Sold Date **21-Dec-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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