

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

1/1 Park Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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 | 8/176 Walsh St SOUTH YARRA 3141 | \$950,000 | 23/09/2023 |
| 2 | 8/22 Kensington Rd SOUTH YARRA 3141 | \$760,000 | 02/09/2023 |
| 3 | 6/63 Millswyn St SOUTH YARRA 3141 | \$750,000 | 31/08/2023 |

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:

23/10/2023 11:34



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

September quarter 2023: \$605,000

Comparable Properties



8/176 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$950,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Apartment



8/22 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

 2  1  1

Price: \$760,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Apartment

6/63 Millswyn St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

 2  1  1

Price: \$750,000

Method: Sold Before Auction

Date: 31/08/2023

Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504