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 betweer | \$750,000 | | & | | \$825,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$605,000 | Pro | operty Type | Unit | | | Suburb | South Yarra | | |
| Period - From | 01/07/2023 | to | 30/09/2023 | | 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.

| Ade | dress 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









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)



Price: \$950,000 Method: Auction Sale Date: 23/09/2023 Property Type: Apartment Agent Comments



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



Price: \$760,000 Method: Auction Sale Date: 02/09/2023 Property Type: Apartment

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



Price: \$750,000 Method: Sold Before Auction Date: 31/08/2023 Property Type: Unit

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



propertydata

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