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

1/37 Davis Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$570,000		&		\$627,000					
Median sale p	rice									
Median price	\$596,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	16/30 Mona PI SOUTH YARRA 3141	\$630,000	04/10/2023
2	5/9 Darling St SOUTH YARRA 3141	\$630,000	07/09/2023
3	1301/450 St Kilda Rd MELBOURNE 3004	\$620,000	14/09/2023

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:

06/03/2024 18:13









Rooms: 4 Property Type: Flat Land Size: 590.776 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$627,000 Median Unit Price Year ending December 2023: \$596,000

Comparable Properties



16/30 Mona PI SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$630,000 Method: Private Sale Date: 04/10/2023 Property Type: Apartment

5/9 Darling St SOUTH YARRA 3141 (VG)

Agent Comments

Agent Comments



Price: \$630,000 Method: Sale Date: 07/09/2023 Property Type: Strata Unit/Flat



1301/450 St Kilda Rd MELBOURNE 3004 (REI/VG)

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Price: \$620,000 Method: Private Sale Date: 14/09/2023 Property Type: Apartment

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



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