

# 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

1/41 Park Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### 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	8/17-21 Tivoli PI SOUTH YARRA 3141	\$890,000	12/08/2023
2	9/97 Caroline St SOUTH YARRA 3141	\$775,000	11/09/2023
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:

02/11/2023 14:38



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**Property Type:** Apartment

**Land Size:** 0 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

September quarter 2023: \$605,000

## Comparable Properties



**8/17-21 Tivoli PI SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$890,000

**Method:** Private Sale

**Date:** 12/08/2023

**Property Type:** Apartment



**9/97 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$775,000

**Method:** Private Sale

**Date:** 11/09/2023

**Property Type:** Apartment

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

**Agent Comments**

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**Price:** \$750,000

**Method:** Sold Before Auction

**Date:** 31/08/2023

**Property Type:** Unit

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