

# 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

12 Stables Lane, 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)

Single price \$400,000

### Median sale price

Median price \$592,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2023

to 31/03/2024

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	5/43 Grandview Gr PRAHRAN 3181	\$400,000	09/05/2024
2	1/233 Dandenong Rd WINDSOR 3181	\$377,500	31/01/2024
3	14/274a Domain Rd SOUTH YARRA 3141	\$370,000	30/04/2024

**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:

24/05/2024 09:48



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**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000  
**Median Unit Price**  
Year ending March 2024: \$592,000

## Comparable Properties



**5/43 Grandview Gr PRAHRAN 3181 (REI)**

**Agent Comments**

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**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** Apartment



**1/233 Dandenong Rd WINDSOR 3181 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$377,500  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** Apartment



**14/274a Domain Rd SOUTH YARRA 3141 (REI)** **Agent Comments**

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** Apartment

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