#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	12 Stables Lane, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$400,000

#### Median sale price

Median price	\$592,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024	s	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

Address of comparable property		1 1100	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

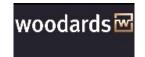
#### OR

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



Date of sale







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)





Price: \$400,000 Method: Private Sale Date: 09/05/2024

Property Type: Apartment

**Agent Comments** 



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





Price: \$377,500 Method: Private Sale Date: 31/01/2024

Property Type: Apartment

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







Price: \$370.000 Method: Private Sale Date: 30/04/2024

Property Type: Apartment

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



