

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

15/37-45 DOMAIN STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

22/17-21 TIVOLI PLACE SOUTH YARRA VIC 3141	\$530,000	09-Nov-23
21/240 DOMAIN ROAD SOUTH YARRA VIC 3141	\$533,500	11-Nov-23
12/4A GORDON GROVE SOUTH YARRA VIC 3141	\$565,000	14-Nov-23

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 6 months.~~

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**22/17-21 TIVOLI PLACE SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$530,000** Sold Date **09-Nov-23**

Distance **0.71km**

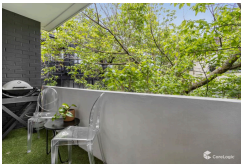


**21/240 DOMAIN ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price ^{RS} **\$533,500** ^{UN} Sold Date **11-Nov-23**

Distance **0.73km**



**12/4A GORDON GROVE SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$565,000** Sold Date **14-Nov-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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