

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

19/77 River Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2023

to

31/12/2023

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	213/38 Cunningham St SOUTH YARRA 3141	\$600,000	17/11/2023
2	1307/229 Toorak Rd SOUTH YARRA 3141	\$595,000	12/10/2023
3	1404/50 Claremont St SOUTH YARRA 3141	\$580,000	29/01/2024

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:

27/03/2024 16:17



Property Type:
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
December quarter 2023: \$603,750

Comparable Properties



213/38 Cunningham St SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment

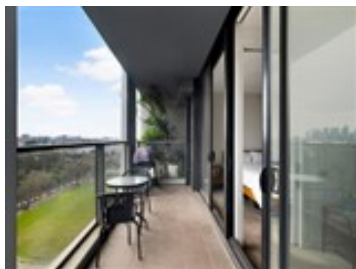


1307/229 Toorak Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 12/10/2023
Property Type: Apartment



1404/50 Claremont St SOUTH YARRA 3141
(REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 29/01/2024
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455