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 Including suburb and postcode	
posicode	

Indicative selling price

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

Range between \$680,000	&	\$720,000
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Median sale price

Median price	\$603,750	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	1309/35 Malcolm St SOUTH YARRA 3141	\$700,000	06/03/2024
2	502/8 Garden St SOUTH YARRA 3141	\$675,000	16/02/2024
3	801/1 Clara St SOUTH YARRA 3141	\$670,000	22/12/2023

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:	14/03/2024 10:20



Date of sale





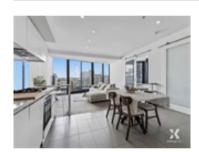


Rooms: 6

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** December quarter 2023: \$603,750

Comparable Properties



1309/35 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$700,000 Method: Private Sale Date: 06/03/2024

Property Type: Apartment



502/8 Garden St SOUTH YARRA 3141 (REI)

Price: \$675,000 Method: Private Sale Date: 16/02/2024

Property Type: Apartment

Agent Comments



801/1 Clara St SOUTH YARRA 3141 (REI)

Price: \$670,000 Method: Private Sale Date: 22/12/2023

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000



