# 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 | 2/51 Caroline Street, 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 | $550,000

## 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 | 16/51 Caroline St SOUTH YARRA 3141 | $550,000 | 22/02/2024 |
| 2 | 3/2-4 Mona Pl SOUTH YARRA 3141 | $550,000 | 14/10/2023 |
| 3 | 17/123 Millswyn St SOUTH YARRA 3141 | $540,000 | 30/10/2023 |

**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:   19/03/2024 14:15

🛏 1   🛁 1   🚗 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$550,000
**Median Unit Price**
December quarter 2023: $603,750

# Comparable Properties



### 16/51 Caroline St SOUTH YARRA 3141 (REI)

🛏 1   🛁 1   🚗 1

**Price:** $550,000
**Method:** Private Sale
**Date:** 22/02/2024
**Property Type:** Apartment

Agent Comments



### 3/2-4 Mona Pl SOUTH YARRA 3141 (REI)

🛏 1   🛁 1   🚗 2

**Price:** $550,000
**Method:** Auction Sale
**Date:** 14/10/2023
**Property Type:** Apartment
**Land Size:** 54 sqm approx

Agent Comments



### 17/123 Millswyn St SOUTH YARRA 3141 (REI)

🛏 1   🛁 1   🚗 -

**Price:** $540,000
**Method:** Private Sale
**Date:** 30/10/2023
**Property Type:** Unit

Agent Comments

**Account** - Melbourne RE   |   P: 03 9829 2900   |   F: 03 9829 2951