

# 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 20/63 Alexandra Avenue, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$450,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	15/85 Caroline St SOUTH YARRA 3141	\$450,188	06/09/2023
2	8/122 Caroline St SOUTH YARRA 3141	\$420,000	30/05/2023
3	12/63 Alexandra Av SOUTH YARRA 3141	\$410,000	19/06/2023

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: 28/11/2023 15:35



**Rooms:** 2  
**Property Type:** Flat  
**Land Size:** 1517.55 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median Unit Price**  
September quarter 2023: \$605,000

## Comparable Properties



**15/85 Caroline St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$450,188  
**Method:** Sold Before Auction  
**Date:** 06/09/2023  
**Property Type:** Unit



**8/122 Caroline St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** Apartment



**12/63 Alexandra Av SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 19/06/2023  
**Property Type:** Apartment

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