Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 21 Commercial Road, South Yarra Vic 3141 |
|----------------------|------------------------------------------|
| Including suburb and | , , , , , , , , , , , , , , , , , , , |
| postcode | |
| | |

Indicative selling price

Property offered for sale

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

| Range between | \$960,000 | & | \$1,050,000 |
|---------------|-----------|---|-------------|
| _ | | | |

Median sale price

| Median price | \$2,275,000 | Pro | perty Type | House | | Suburb | South Yarra |
|---------------|-------------|-----|------------|-------|--------|--------|-------------|
| Period - From | 01/01/2024 | to | 31/03/2024 | | 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 sixmonths 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 | 1 Charlotte PI ST KILDA 3182 | \$1,045,000 | 13/04/2024 |
| 2 | | | |
| 3 | | | |

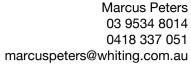
OR

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: | 26/06/2024 16:13 |
|------------------------------------------------|------------------|







Indicative Selling Price \$960,000 - \$1,050,000 **Median House Price** March quarter 2024: \$2,275,000





Comparable Properties



1 Charlotte PI ST KILDA 3182 (REI)

Price: \$1,045,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res)

Agent Comments

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



