Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/35 Bromby Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 & \$595,000	Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$591,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023	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

Add	dress of comparable property	Price	Date of sale
1	5/745 Punt Rd SOUTH YARRA 3141	\$592,000	05/04/2023
2	2/55 Caroline St SOUTH YARRA 3141	\$560,000	24/05/2023
3	8/7 Davidson St SOUTH YARRA 3141	\$555,000	20/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/07/2023 15:52









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$595,000 **Median Unit Price** June quarter 2023: \$591,000

Comparable Properties



5/745 Punt Rd SOUTH YARRA 3141 (REI)





Price: \$592,000

Method: Sold Before Auction

Date: 05/04/2023

Property Type: Apartment

Agent Comments



2/55 Caroline St SOUTH YARRA 3141 (REI)







Price: \$560,000 Method: Private Sale Date: 24/05/2023

Property Type: Apartment

Agent Comments



8/7 Davidson St SOUTH YARRA 3141 (REI)





Price: \$555.000 Method: Private Sale Date: 20/07/2023

Property Type: Apartment

Agent Comments

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





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