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	3/45 Park 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 \$1,250,000

Median sale price

Median price	\$605,000	Pro	perty Type U	nit		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

Aut	areas or comparable property	1 1100	Date of Sale
1	23/85 Alexandra Av SOUTH YARRA 3141	\$1,280,000	07/10/2023
2	2/63 Domain St SOUTH YARRA 3141	\$1,265,000	08/09/2023
3	6/1 Park St SOUTH YARRA 3141	\$1,160,000	28/10/2023

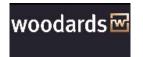
OR

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:	02/11/2023 11:13



Date of sale











Rooms: 4

Property Type: Flat

Land Size: 703.76 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 **Median Unit Price**

September quarter 2023: \$605,000

Comparable Properties



23/85 Alexandra Av SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$1,280,000 Method: Private Sale Date: 07/10/2023

Property Type: Apartment



2/63 Domain St SOUTH YARRA 3141 (REI)





Price: \$1,265,000 Method: Private Sale Date: 08/09/2023

Property Type: Apartment

Agent Comments



6/1 Park St SOUTH YARRA 3141 (REI)



Price: \$1,160,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



