

# 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

3/45 Park Street, 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)

Single price

\$1,250,000

### 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	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:

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**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



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 07/10/2023

**Property Type:** Apartment



**2/63 Domain St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Apartment



**6/1 Park St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit

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