

# 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 Affleck 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)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,388,000 Property Type House Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	19a Cliff St SOUTH YARRA 3141	\$2,905,000	07/11/2023
2	38 Tivoli Rd SOUTH YARRA 3141	\$2,900,000	02/12/2023
3	12 Cassell St SOUTH YARRA 3141	\$2,600,000	25/11/2023

**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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**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

December quarter 2023: \$2,388,000



**Rooms:** 5

**Property Type:** House

**Land Size:** 199 sqm approx

Agent Comments

## Comparable Properties



**19a Cliff St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$2,905,000

**Method:** Private Sale

**Date:** 07/11/2023

**Property Type:** House



**38 Tivoli Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 454 sqm approx



**12 Cassell St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 326 sqm approx