

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 30 Millswyn Street, South Yarra VIC 3141

Indicative selling price

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

Range between \$4,850,000 & \$5,335,000

Median sale price

Median price \$2,200,000 Property type House Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
32 Caroline Street, South Yarra	\$5,250,000	16/09/2023
63 Lang Street, South Yarra	\$5,000,000	05/08/2023
4 Arnold Street, South Yarra	\$4,650,000	13/07/2023

This Statement of Information was prepared on: 15 December 2023