

# 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 304/79 River 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2022 to 31/03/2023 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	306/800 Chapel St SOUTH YARRA 3141	\$1,100,000	11/02/2023
2	12/3 Rockley Rd SOUTH YARRA 3141	\$1,095,000	24/03/2023
3	202/1 Chapel Mews SOUTH YARRA 3141	\$1,080,000	29/03/2023

**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: 02/06/2023 13:39



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**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**  
SY21 Development

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending March 2023: \$595,000

## Comparable Properties

**306/800 Chapel St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 11/02/2023  
**Property Type:** Apartment



**12/3 Rockley Rd SOUTH YARRA 3141 (VG)**

**Agent Comments**

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**Price:** \$1,095,000  
**Method:** Sale  
**Date:** 24/03/2023  
**Property Type:** Strata Unit/Flat



**202/1 Chapel Mews SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

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**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** Apartment  
**Land Size:** 116 sqm approx

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371