Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	304/89 River Street, South Yarra Vic 3141	
Including suburb and		
1 1		

Address	304/89 River Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$1,150,000

Median sale price

Median price	\$603,750	Pro	perty Type Ur	it		Suburb	South Yarra
Period - From	01/10/2023	to	31/12/2023	So	urce	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 sixmonths 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	1109/800 Chapel St SOUTH YARRA 3141	\$1,130,000	01/12/2023
2			
3			

OR

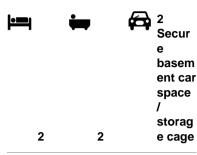
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/03/2024 17:09









Indicative Selling Price \$1,150,000 Median Unit Price December quarter 2023: \$603,750

Property Type: Apartment (Strata) **Land Size:** 131 sqm approx

Agent Comments

Comparable Properties



1109/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Price: \$1,130,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: Apartment

Agent Comments

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



